

77 04742

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

OCT 31 1977

UNIVERSITY OF CALIFORNIA

LAND USE

beverly hills
general plan

5-77

Note: On May 17, 1977, by Resolution No. 77-R-5639, the Beverly Hills City Council adopted pages 1 through 12 of this document.

LAND USE ELEMENT ABSTRACT

There are several policy issues identified in the Land Use Element:

1. The general land use pattern of Beverly Hills should remain as it now is.
2. The emphasis of the Element is on areas likely to change. The goal is to insure that if change occurs, it will be in a manner consistent with the quality and objectives of the community.
3. A major problem raised by the Element is to resolve transitional conflicts which occur between abrupt changes in land use or intensity of use within Beverly Hills or between Beverly Hills and neighboring jurisdictions. (Further efforts to develop an effective program for such areas have already been initiated.)
4. The underlying objective of the Element is to maintain and enhance those qualities which contribute to the long-term stability and desirability of residential and nonresidential areas of Beverly Hills.

The Element proposes the following:

1. Residential areas should remain similar in character to those which now exist. The City should consider allowing "somewhat higher" densities for housing to serve specialized needs such as those of the elderly.
2. The permitted intensity of commercial area development should remain as it now exists, although it may be well to consider allowing higher densities in certain "anchor" locations. Transitional conflicts resulting from the juxtaposition of commercial and residential uses should be mitigated through a program which would provide adequate buffers between conflicting uses.
3. Parking programs and standards should be upgraded as needed to be responsive to the unique needs of specific areas and/or specific types of uses.
4. A "Planned Development Area" should be developed in the Industrial Area. The precise nature of this area is not determined, but any residential development to take place within the area should be at densities below those currently permitted.

A variety of implementation devices were outlined. These are summarized in Section 3. of the Element.

Beverly Hills, Dept. of Pl.
City Pl.
Land Util.
Beverly Hills
" "

TABLE OF CONTENTS

<u>Section</u>	<u>Title</u>	<u>Page</u>
1.	<u>IDENTIFICATION OF LAND USE ISSUES AND OBJECTIVES.</u>	1
1.1.	<u>Long-term Stability.</u>	1
1.2.	<u>Areas to be Considered for Changes in Use and/or Intensity.</u>	2
1.3.	<u>Areas of Transitional Conflict.</u>	3
1.4.	<u>The Scale of the City.</u>	3
2.	<u>RECOMMENDATIONS AND DEVELOPMENT CRITERIA FOR LAND USE.</u>	4
2.1.	<u>Residential Areas.</u>	4
2.2.	<u>Commercial Areas.</u>	4
2.3.	<u>Parking.</u>	6
2.4.	<u>Planned Development Area.</u>	6
2.5.	<u>Circulation.</u>	6
2.6.	<u>Waste Disposal.</u>	7
2.7.	<u>Areas of Transitional Conflict Along the City's Borders.</u>	7
3.	<u>AN OUTLINE FOR IMPLEMENTATION.</u>	8
4.	<u>EXISTING AND HISTORIC LAND USE PATTERN.</u>	10
5.	<u>ENVIRONMENTAL IMPACT REPORT.</u>	14
5.1.	<u>Introduction.</u>	14
5.2.	<u>Project Description.</u>	14
5.2.1.	General.	14
5.2.2.	Present Program.	16
5.2.3.	Future Programs.	26
5.2.4.	Methodology.	26

TABLE OF CONTENTS (cont.)

<u>Section</u>	<u>Title</u>	<u>Page</u>
5.3.	<u>Environmental Setting.</u>	27
5.4.	<u>Environmental Impacts.</u>	27
5.4.1.	Introduction.	27
5.4.2.	General.	27
5.4.3.	Soils, Topography, and Geology.	27
5.4.4.	Drainage and Groundwater.	27
5.4.5.	Geologic Resources.	27
5.4.6.	Vegetation and Wildlife.	28
5.4.7.	Historic and Archaeological Sites; Historical and Architectural Structures.	28
5.4.8.	Climate.	28
5.4.9.	Air Quality.	28
5.4.10.	Noise.	29
5.4.11.	Community Services.	29
5.4.12.	Utilities.	29
5.4.13.	Traffic and Circulation.	30
5.4.14.	Land Use.	30
5.4.15.	Demographic Characteristics.	31
5.4.16.	Economic/Financial.	31
5.4.17.	Aesthetic/Design.	31
5.5.	<u>Mitigation Measures Proposed to Minimize the Impact.</u>	31
5.5.1.	Introduction.	31
5.5.2.	General.	31
5.5.3.	Soils, Topography, and Geology.	31
5.5.4.	Drainage and Groundwater.	31
5.5.5.	Geologic Resources.	31
5.5.6.	Vegetation and Wildlife.	31
5.5.7.	Historic and Archaeologic Sites.	31
5.5.8.	Climate.	31
5.5.9.	Air Quality.	31
5.5.10.	Noise.	31
5.5.11.	Community Services.	31
5.5.12.	Utilities.	32
5.5.13.	Traffic and Circulation.	32
5.5.14.	Land Use: Improvement of Transition Zone Boundaries.	32
5.5.15.	Demographic Characteristics.	32
5.5.16.	Economic/Financial.	32
5.5.17.	Aesthetic/Design.	32
5.6.	<u>Adverse Environmental Effects Which Cannot Be Avoided If the Element Were Implemented: Economic/Financial.</u>	32

TABLE OF CONTENTS (cont.)

<u>Section</u>	<u>Title</u>	<u>Page</u>
5.7.	<u>Alternatives to the Proposed Action.</u>	33
5.7.1.	No Project.	33
5.7.2.	Different Land Use Patterns.	33
5.7.3.	Different Land Use Intensity.	33
5.8.	<u>The Relationship Between Local Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity.</u>	34
5.9.	<u>Irreversible Environmental Changes Which Would Be Involved in the Proposed Action Should It Be Implemented.</u>	34
5.9.1.	Development of a different type of environment in the Industrial Area.	34
5.9.2.	Possible removal of the Community public service facility. (The nature and relocation are unknown.)	34
5.9.3.	If mitigation measures are not successful, the investment of capital and labor in the improvement of transition zones.	34
5.9.4.	The improvement of transition zones throughout the City.	34
5.10.	<u>Growth-Inducing Impacts.</u>	34
6.	<u>COMMENTS ON DRAFT LAND USE ELEMENT ENVIRONMENTAL IMPACT REPORT.</u>	35
7.	<u>RESPONSE TO COMMENT ON DRAFT LAND USE ELEMENT ENVIRONMENTAL IMPACT REPORT.</u>	42
8.	<u>PERSONS/AGENCIES CONTACTED (Partial List).</u>	58
9.	<u>MINUTES, ENVIRONMENTAL REVIEW BOARD.</u>	59

1. IDENTIFICATION OF LAND USE ISSUES AND OBJECTIVES.

1.1. Long-term Stability.

In general, each of the land use issues is directed toward the enhancement and maintenance of the long-term durability and stability of the community. A plan which would accomplish this must recognize the unique qualities of the community, and with it, the factors which enhance the uniqueness as well as the factors which jeopardize them.

Beverly Hills is fortunate in that it is able to serve a variety of residential and commercial demands in a manner and combination which is difficult to duplicate elsewhere in the Los Angeles area. Consequently, as long as Beverly Hills is able to provide an alternative not available elsewhere, it will endure.

The characteristics which contribute to the special opportunities available in Beverly Hills include:

- . The City's key location with respect to major professional and managerial centers of employment.
- . The wide range of high quality services, such as police, fire and education.
- . The quality of the physical environment, such as its extensive network of trees and landscaping, relatively unmarred by overhead utilities.
- . The scale of the community, which fosters a sense of place and identity rather than a sense of anonymity.
- . The pride of its residents and businesses, as reflected in many ways, such as the architecture, landscaping and overall concern for the welfare of the community, as evidenced in the wide-ranging commitments to participation in community affairs.
- . The character of its business community, as reflected in the quality and diversity of its stores, hotels, restaurants and offices.
- . The exceptional qualities of its housing stock which offers a variety of housing and neighborhoods rarely found elsewhere.

These characteristics which have been so vital to the community's success in the past, form the basis for its planning objectives in the future. Accordingly, those objectives which can be achieved through the General Plan and the Land Use Element are reflected in the accompanying plan map.

Aside from the issues of change which face the community as new development occurs and new demands are placed upon the City, it is equally important to recognize that the process of maintaining the quality of life is a dynamic one. The City's programs must be able to recognize and respond to the problems which typically affect Cities, such as deterioration of its older housing stock, obsolescence or loss of competitive ability of commercial areas, rising costs and overburdened services and facilities, and increased problems of accessibility and parking.

Through its policies and programs, therefore, the City must provide the opportunity and incentives, within the guidelines of the City's objectives, which will encourage private investment in the regeneration and redevelopment process, using such devices as the "in-lieu" parking program. In those instances where private investment cannot directly achieve municipal objectives, such as the provision of centralized parking for commercial areas, then the City should take the initiative and responsibility to make it happen.

1.2. Areas to be Considered for Changes in Use and/or Intensity.

- Areas of additional development potential.

There is a substantial amount of area zoned for R-4 which is now of relatively low density and which has the potential to be developed to substantially greater densities under existing codes. It is conservatively estimated that the potential net additional dwelling units which can be added is upward of 1,500 units. Each of these areas must be developed in an orderly manner.

Development standards should be revised, so that they are based less on absolute, universally applicable standards and more on formulae incorporating performance standards and permitting flexible solutions. Development standards for higher density structures should satisfy the individual open space, design quality and aural privacy needs of apartment dwellers as well as satisfying the community desire for a spacious and green streetscape.

- Areas of limited development potential.

There are areas of the community which consist predominantly of strip commercial uses. These areas are located outside the Business Triangle and are characterized by varying degrees of vitality and obsolescence. The role of these strip commercial uses with regard to the community's long-term objectives and with respect to their surroundings needs to be more adequately defined.

Depending upon the specific location, it may be appropriate for commercial development to be concentrated and encouraged in certain parts of these areas and discouraged from others. The area of primary concern is along Wilshire Boulevard east of the Business Triangle.

• Areas of alternate use development potential.

Certain nonresidential sections of the community, notably (but not limited to) the Industrial Area, have been periodically identified as desirable locations for alternative uses, as a matter of both public policy and private interest. Previous policies have favored the use of a portion of the industrial site for civic and park purposes. Current zoning permits residential, commercial, and/or industrial use. Since current regulations permit a wide variety of alternative uses, it will be necessary to identify a range of uses and intensities which should be permitted in these areas and to initiate activities to assure that municipal facilities desired by the City will be available to the City.

1.3. Areas of Transitional Conflict.

These are areas of abrupt change in land use or intensity, physical or environmental characteristics, which might precipitate an erosion of quality along this interface because of conflicting characteristics.

Such areas of conflict are characterized by traffic and parking problems (such as commercial parking or traffic within single family neighborhoods), competing space demands, (such as the pressures for development and the conflicts, with adjacent uses), visual impacts (such as high-rise office buildings adjoining low density, single family residential uses).

1.4. The Scale of the City.

Although implicit in any discussion of the future of the City, the importance of scale must be underscored. As long as the City is able to regenerate itself within the general framework of the existing scale, it will offer an environment which is becoming increasingly unique in the Westside.

With few exceptions, the City is characterized by residential and commercial buildings which do not overpower or dominate the visitor or the resident. By virtue of the individuality which such smaller scale permits, the Business Triangle has continued to draw and hold the interest of the casual pedestrian, as well as the shopper, while the residential area has the character and charm which results from variety and diversity.

The sense of place which is enhanced by the scale of the City (and which depends on a variety of other features, such as the architecture, landscaping, traffic and streetscape in general) is an endangered resource in urban America, as it must constantly strive to avoid lapsing into stagnation on one hand, or yielding to the pressures for intensified development on the other.

2. RECOMMENDATIONS AND DEVELOPMENT CRITERIA FOR LAND USE.

The following Land Use Element map (see Map 1) identifies the general locations and intensities of uses in accordance with the objectives stated above.

For purposes of defining the floor area ratios (FAR) used on the Land Use Plan, floor area ratios should be defined in accordance with Section 10-3.127 of the Beverly Hills Municipal Code. The definition of "site area" to be used in calculating the floor area ratio should be "site area" as defined in Section 10-3.172, however, the definition of "site area" may be limited where the use of the definition of site area in Section 10-3.172 may result in use of a site which would result in a transitional conflict.

2.1. Residential Areas.

It is proposed that the existing range of intensity of residential development be maintained, thereby permitting an estimated additional 1,500 multiple family dwelling units, which would represent an increase of approximately 16 percent in the number of existing multiple family units. It is also recommended that the range of residential densities in single family residential areas remain as they are.

It is also recommended that the City explore the need for, and the advisability of permitting somewhat higher residential densities in multiple family areas to facilitate the provision of housing to serve the specialized needs of such groups as the elderly.

2.2. Commercial Areas.

It is proposed that the basic commercial zones throughout the City be permitted to develop within the existing framework of permitted intensity. This would effectively avoid many of the problems of conflict which have occurred along zone boundaries, as described in the identification of land use issues under the topic of "areas of transitional conflict."

In those areas where conflicts already exist due to the abrupt change in character or spillover effects of commercial uses onto adjacent residential areas, methods should be sought to mitigate existing problems through appropriate mechanisms such as landscaping and screening, use of selected residential parcels to provide park buffers with the possibility of underground parking to serve the adjacent commercial areas, and the development of consolidated parking facilities to serve commercial areas deficient in parking, or commercial areas which have no alley access to the rear and would require numerous curb cuts if parking were provided on individual parcels.

It is also recommended that certain anchor locations be set aside to permit development of a higher intensity type of development which is not otherwise provided in the community. These areas should be located so as to be accessible from the City's major shopping areas and close to the City's major streets.

MAP 1

PROPOSED LAND USE PLAN

Benedict
Cañon

Coldwater
Cañon

LEGEND

MAXIMUM
DENSITY
(DU/ACRE)

MAXIMUM
HEIGHT
(FEET)

SINGLE FAMILY RESIDENTIAL

Low Density	2.5	
Medium Density	4	
High Density	6	

MULTI-FAMILY RESIDENTIAL

Low Density	40	30
Low/Medium Density	40	40
Medium Density	45	60
High Density	50	60

COMMERCIAL

Low Density General (FAR) 2.0	45
Low Density General (FAR) 100 OR Medium Density Retail 5.0	
Planned Development Area 50 (FAR) 2.0	60
Parks	

S SCHOOLS

P PUBLIC BUILDINGS

↓ SOLID WASTE
DISPOSAL FACILITIES

SCENIC HIGHWAY

RAILROAD

R RESERVOIRS

PREPARED BY:
B.H. PLANNING DEPARTMENT

NOVEMBER 1976

Sunset

Wilshire

Santa Monica

Olympic

Burton Way

San Vicente

Beverly

Doheny

Robertson

Chapena

(to Hyperion facility)

SCALE IN FEET



2.3. Parking.

Generally speaking, the ratio of parking required for commercial uses tends to be adequate. Further exploration and refinement should be part of an ongoing process to assure that parking requirements and standards are responsive to the particular needs of specific areas or special types of uses, as such needs are defined.

Parking for commercial uses which are to be located in structures between commercial and residential areas should not exceed 40 feet in height when located on residential parcels specifically designated for such transitional use between commercial and multiple family residential uses.

2.4. Planned Development Area.

This area should be developed to permit a combination of land uses which would be subject to careful review prior to development to assure their compatibility with each other and the surrounding area. Uses which may be permitted include multiple family residential, commercial, recreational and municipal services. The maximum density proposed in the Planned Development Area in dwelling units per acre is 50 and the maximum height is 60 feet, but it is anticipated that the City's objectives would be better served if the area were developed at lower densities. Accordingly, it is recommended that for general multiple family residential development, permitted densities for the area be below the maximum proposed.

It should be noted that public service facilities, such as those currently contained in the area designated for planned development, should be considered for possible relocation and/or consolidation. Since the City is compact and highly developed, alternative sites are not likely to readily lend themselves to such use without special treatment which will insure that the facilities will be compatible with the surrounding area. Accordingly, no specific site is proposed, but it is recommended that each site under consideration be evaluated in order to determine if such public service facilities could be accommodated on the site in a manner compatible with the surrounding area or within the area.

2.5. Circulation.

As a related but separate element to be considered on its merits, a variety of recommendations to enhance the overall quality of land use within the City were set forth. Among these were proposals to protect the quality of residential areas by discouraging through traffic which finds its way into these areas.

The Circulation Element also proposed that major improvements to the transportation network which would facilitate the movement of through traffic and

separate it from local access traffic be made only if there were adequate land use controls throughout the entire region through which the transportation corridor passes. This would insure that such improvements would not precipitate a new wave of uncontrolled development which would in turn neutralize the effects of the transportation improvements.

2.6. Waste Disposal.

As it has done in the past, the City will continue to use the regional refuse disposal facilities available at Mission Canyon or at a suitable alternative location. Liquid waste is disposed of at the Hyperion Outfall facility under contract with the City of Los Angeles and this pattern should continue.

2.7. Areas of Transitional Conflict Along the City's Borders.

Although the Land Use Element recommends methods whereby future transitional conflicts may be minimized within the City's borders, the areas of transitional conflict along the City boundary between adjacent municipalities continue to be an uncontrolled problem. Due to the magnitude and proximity of such development as has taken place in Century City, the benefits of planning processes in Beverly Hills may be more than offset by the increased traffic and other environmental impacts which result. To a lesser extent, this problem exists along the eastern boundary where there are such conflicts as the spillover effect of parking onto Beverly Hills streets.

Since much of the effectiveness of the planning process within Beverly Hills is contingent upon corollary efforts throughout the region, it is only through a system of regional coordination and cooperation that the full benefit of the planning process can be achieved. It is recommended, therefore, that efforts toward this objective be begun in earnest.

3. AN OUTLINE FOR IMPLEMENTATION.

Many of the proposals contained in this Land Use Element reflect consideration of the Citizens' Committee Report which was adopted in June, 1974, and other General Plan elements, which have either been adopted or are under consideration. On balance, the Land Use Element reflects a lower intensity of use than was recommended in the General Plan adopted in 1967.

In order to implement the Land Use Element, the following steps are recommended:

- Review and revise the City's zoning regulations as may be needed to implement the objectives of the Land Use Element.
- Prepare a new section of the Zoning Ordinance to reflect the proposal for a planned development area.
- Prepare a specific plan for the planned development area.
- Explore ways in which the existing railroad spur in the proposed planned development area can be integrated into the overall land use and design of the area.
- Alternative locations and criteria should be explored for possible relocation out of the area or consolidation within the area of the existing public service facilities located in the Industrial Area.
- Explore methods whereby a recreation area could be assembled within the planned development area.
- Explore the possibility of providing buffers between commercial and residential areas where inadequate buffers exist.
- Explore opportunities to strengthen the process of regional cooperation and coordination.
- Explore opportunities to use local, State and federal financial resources in support of the City's objectives.
- Review existing codes and modify as needed so as to provide additional incentives to the private sector to achieve the objectives of the Plan through private redevelopment. Redevelopment sponsored by the City should also be explored, but as a last resort, when private interest is either lacking or inadequate to achieve the City's objectives.
- There should be a continuing effort of public information and education through such groups as the Municipal League, League of Women Voters, and the Chamber of Commerce to assure that the Plan reflects changing

community needs as circumstances dictate, and to develop a broader base of participation to assist in the implementation process.

- Incorporate recommendations which require municipal financial participation for capital improvements into the City's capital improvements program.

4. EXISTING AND HISTORIC LAND USE PATTERN.

Table 1 and Map 2 summarize the existing (1974) Beverly Hills land use by general categories and compare them to the land use patterns that existed in 1947 and 1964. (Previous land use surveys were done for Beverly Hills in 1947 and 1964.) (See next pages.)

Most of the City is developed in residential land uses (72 percent of the total). Of this, almost all (74.4 percent of the total) is in single family, detached dwelling units. Commercially developed land (which includes offices and services) contains 9.7 percent of the total. Other land uses occupy only minimal amounts of land.

By comparing the land use patterns ascertained in the 1964 and 1974 studies, the following conclusions can be drawn:

- There was a slight increase in the number of single family dwellings in 1974 which accounted for most of the use of the City's undeveloped land. Most of this was concentrated in the Trousdale area.
- There was a very slight increase in the percentage of multifamily land use since 1964. The small amount of vacant acreage available for this purpose was primarily in the Maple-Oakhurst-Third area.
- The commercial category shows increases because commercial uses have replaced industrial uses in the City's "industrial area."
- A slight change has taken place since 1964 within the category of educational facilities because one facility (Hawthorne School) added additional acreage to their playground.
- The amount of land used for public and quasi-public category has increased since the 1964 survey; this change reflects the development of the Beverly Hills Library and parking lot, Beverly Hills Municipal Court Building, two post office facilities and the expansion of the utility companies in the area.
- Since 1964 the acreage of parks in Beverly Hills has increased. This is because of the addition of the Estate of E. L. Doheny, Jr., "Greystone", and several "Vest Pocket" parks throughout the Beverly Hills area.
- From 1964 to 1974, the amount of vacant land has decreased, especially north of Sunset Boulevard.

TABLE 1

Summary of Land Uses in Beverly Hills, 1947, 1964, and 1974

	1947 ^{b/} (Net acres)		1964 ^{c/}		1974 ^{d/}		1947-1974 ^{b/d/} Percent Change
	Acres	Percent	Acres	Percent	Acres	Percent	
Residential							
Single Family	1,451.6	59.7	1,916.3	69.5	2,053.0	74.4	+41.4
Multiple Family	192.7	7.9	222.2	8.1	229.6	8.3	+19.1
Commercial	148.7	6.2	253.0	9.2	267.4	9.7	+79.8
Industrial	27.7	1.1	20.0	0.7	3.9	0.1	-85.9
Educational	N.C.	N.C.	52.8	1.9	53.4	2.0	N.C.
Public and Quasi Public ^{e/}	64.7	2.7	27.2	1.0	33.5	1.2	48.2
Parks	49.7	2.0	58.3	2.1	73.5	2.7	+47.8
Religious, including schools, etc.	N.C.	N.C.	6.5	0.2	6.5	0.2	N.C.
Vacant Land	496.8	20.4	202.0	7.3	38.2	1.4	-92.3
Total	2,431.9	100.0	2,758.3	100.0	2,759.0	100.0	+13.4

Sources: See footnotes b/, c/, and d/.

N.B.: The City of Beverly Hills has increased in size by 0.664 acres since 1964. Thus, the changes which took place were internal; and with the primary exception of changes in land use within the industrial area, most of the changes took place on undeveloped land.

N.C. Not calculated.

a/ For the 1947 and 1964 studies, gross land uses were figured, and the area of streets, etc., were subtracted from them. Land uses were calculated in the 1974 study, i.e., the area of streets, etc., were not included in the original figures.

b/ Source: Harland Bartholomew and Associates, A Report Upon Streets, Parking, Zoning, City of Beverly Hills, 1948.

c/ Source: Eisner-Stewart and Associates, Inventory of Land Use, 1964.

d/ Source: Beverly Hills Department of City Planning, Original Field Work, 1974.

e/ All figures include utilities for purposes of comparison.

GENERALIZED LAND USE MAP

DATE: October, 1974



ENVIRONMENTAL IMPACT REPORT: SUMMARY

The proposed Land Use Element generally espouses a continuation of the existing land use and intensity pattern found in Beverly Hills. The major expectation is the Planned Development District: The area now occupied by office and industrial uses, which is called the Industrial District, should be redeveloped into residential, park and office uses under a planned development concept.

The major impacts of the Element are as follows:

1. The Element allows for growth in both the residential and nonresidential sectors. As a result, there would presumably be an increase in the number of vehicles in Beverly Hills and hence in air pollution. Quantified, however, the anticipated increase is minor.
2. If a park were developed in the Planned Development Area, the City would benefit by better community facilities.
3. Traffic and circulation would be impacted by growth. This is discussed in the EIR on the Circulation Element.
4. The Element does not anticipate substantial new capital costs associated with the implementation of land use policy. Nevertheless, some capital would be involved. This is the only significant adverse impact which cannot be avoided.

Several alternatives to the proposed action were considered:

1. No project, which was discarded as illegal.
2. Different land use patterns, which was discarded as unrealistic or academic in a built-up situation such as Beverly Hills.
3. Different land use intensities, which was discarded because of recent stands by the City Council and the citizens of Beverly Hills.

5. ENVIRONMENTAL IMPACT REPORT.

5.1. Introduction.

As of December 17, 1973, all general plan elements that are to be individually adopted must have an environmental impact report as part of the adoption process. This action was taken pursuant to Division 13, Chapter 2.6., Section 21083 of the Public Resource Code. This portion of the document, therefore, analyzes the environmental impacts that are likely to occur if the Land Use Element were adopted and implemented.

5.2. Project Description.

5.2.1. General.

The Land Use Element identifies land use issues and objectives, recommends a land use pattern (including general locations and intensities) that is in accordance with these land use issues and objectives, and functions as an outline for implementing the proposals.

Succinctly, the land use issues and objectives identified in the Element included the following:

1. Long-term stability, or "the maintenance of the long term durability and stability of the community." The Element noted that the means to continue the stability is to "provide an alternative not available elsewhere..." and that this could be done by preserving unique qualities and/or by encouraging their incorporation into new development. These qualities include "the wide range of high quality services," "the scale of the community, which fosters a sense of place and identity," and "the quality of the physical environment." (The complete list appears in the Element.)
2. Areas to be considered for changes in use and/or intensity. The Element discussed this general issue in terms of three subpoints, noting that any additional development should be done in a logical, orderly manner:
 - a) Areas of additional development potential, including notation that about 1,500 additional units could be developed in the R-4 Zone.
 - b) Areas of limited development potential, which discussed strip commercial and noted that "depending upon the specific location, it may be appropriate for commercial development to be concentrated and encouraged in certain parts of these areas and discouraged from others."
 - c) Areas of alternative use development potential, which are varied because of the cumulative nature of the Zoning Ordinance, that is, the "higher uses allow lesser uses also. For example, in addition to industrial activities, R-1, R-4 and C-3 uses are allowed in the manufac-

turing zone. This section notes previous proposals to develop a park in the Industrial District and recommends that before any decisions are made regarding alternate use potential, that the range of uses and intensities should be proposed.

- d) Areas of transitional conflict, that is, areas where there is an abrupt change in the land uses which according to the Element results in "an erosion of quality along this interface."
- e) The scale of the City, or the density and intensity of development of Beverly Hills. The Element notes the general low density found in Beverly Hills and ascribes importance to the "sense of place" found there.

Recommendations and development criteria for land use occupy the second major part of the Element. Briefly, they are as follows:

1. Residential areas.

- a) The existing range of densities be maintained and therefore it is possible to develop additional units.
- b) Explore the possible need and "advisability of permitting somewhat higher residential densities" in R-4 areas, thereby facilitating the provision of housing to serve the specialized needs of certain groups, such as the elderly.

2. Commercial areas.

- a) "It is proposed that the basic commercial zones throughout the City be permitted to develop within the existing framework of permitted intensity."
- b) "...certain anchor locations be set aside to permit development of a higher intensity retail type of development which is not otherwise provided in the community."

3. Parking.

- a) The ratio of parking for uses generally considered adequate.
- b) Parking in structures located between commercial and residential areas should not be permitted to exceed height of adjacent residential height limits if on a transitional site between multifamily residential and commercial.

4. Planned Development Area (shown on map to be more or less comparable to the Industrial Area) "should be developed to permit a combination of

land uses which would be subject to careful review prior to development to assure their compatibility with each other and the surrounding area." The Element cites the following possible uses: multiple family residential, commercial, recreational and municipal services. The maximum density proposed in the Planned Development Area in dwelling units per acre is 50. The maximum height is 60 feet.

5. Circulation. Discussed in the Circulation Element.
6. Solid Waste Disposal. Use of the current facility should be continued.
7. Transitional Conflict. Areas of abrupt land use change should be modified by effective planning. (This is discussed below.)

The final section, called "An Outline for Implementation," also many of possible implementation devices, ranging from typical ones (e.g., Zoning Ordinance revisions) to undefined ones (e.g., "Explore methods whereby a recreation area could be assembled within the planned development area.") to new methods for Beverly Hills (e.g., Redevelopment). (Complete list is included in the Element.)

5.2.2. Present Program.

If adopted, the Element would be incorporated into the City of Beverly Hills General Plan. Therefore, it would serve as a data source and guide for decision-making for elected officials, commission, staff and members of the public.

At present, the City has a land use plan as the major part of the 1967 General Plan. The plan, which is on file in the City Clerk's office, generally proposed the perpetuation of the existing land use pattern within the framework of a projected population holding capacity of 43,000 people (See Table 1). The following summary is taken from the accepted portion of the 1967 document.

"I. Land Use

A. Residential

1. The General Plan proposes the protection and continual renewal of the single family areas in the city. This policy combined with the proposed limitation of densities in the multiple family areas prescribe a reasonable holding capacity for the city.
2. The General Plan calls for the maintenance of those residential areas which in the past and present have portrayed the image of the city in all parts of the world.

TABLE 1

1967 Proposed Land Use Acreages
(Adopted)

Land Use	Area in Acres ^{a/}	Percent of Total
Residential	2,362.5	64.8
Single Family	2,120.2	58.1
25,000	1,078.6	29.6
13,000	668.2	18.3
6,000	373.4	10.2
Multiple Family ^{b/}	242.3	6.6
Type 1	0.0	0.0
Type 2	107.2	2.9
Type 3	135.1	3.7
Commercial	230.5	6.3
City Center	104.3	2.9
Office	51.8	1.4
General Commercial	74.4	2.1
Public Facilities	176.8	4.8
Civic Park	55.5	1.5
Schools	47.5	1.3
Park	73.8	2.0
Circulation ^{c/}	876.0	24.1
Freeway	13.0	0.4
Streets	863.0	23.7
TOTAL AREA	3,645.8	100.0

Source: 1967 Beverly Hills General Plan.
(Table is directly quoted from that document.)

a/ All land use rounded to nearest tenth
(0.1) of an acre.

b/ Type 1 is least dense; Type 3 is most
dense.

c/ These matters are discussed in the En-
vironmental Impact Report on the Circula-
tion and Transportation Element.

3. The Consultants recommend that, if changes to increase the density are proposed for existing single family areas, these changes be permitted only for the purpose of securing prestige type low density apartments, developed in a garden like atmosphere consistent with that found in the finest of single family neighborhoods in the city.
4. That the higher density areas be subject to standards that are adequate to bring about multiple residential development that is in harmony with the 'quality living environment' for which the city is known.
5. That density incentives be provided to encourage the regrouping of properties into larger holdings.

B. Commercial

1. That pedestrian promenades be developed in the City Center. That the center be circled by a one-way counter-clockwise traffic loop.
2. That several pedestrian plazas be provided for within the area served by the promenade.
3. That two triangular plazas be developed on Wilshire Boulevard to form a monumental identification for the City Center. That the additional rectangular plazas resulting from street closures be developed.
4. That height and intensity incentives be provided to encourage the construction of the park and parking facilities between the commercial and residential areas."

Since then, several revisions to the General Plan have been proposed or adopted. The portions of these documents that relate directly to land use issues (if any) are summarized on Table 2.

The adopted 1973 Citizens Committee Report which was adopted in 1974 discussed land uses in Beverly Hills and made a variety of recommendations, including land use, intensity of uses, relationship between uses, parking and circulation, urban design, etc. The Report's relevant parts (virtually the entire report) have not been reproduced but are on file in the City Clerk's office. Generally, they concurred with the 1967 General Plan and proposed perpetuation of the general land use pattern of the City. The Report stressed improvement in the quality of uses and of neighborhoods rather than a need for growth or expansion of uses.

TABLE 2

Portions of Recent General Plan Studies or Elements With Land Use Recommendations or Findings

Title	Formal Status	Relevant Parts
Circulation- Transportation Element (1977)	Adopted.	<ol style="list-style-type: none"> 1) <u>Short-term objectives:</u> a) protect R-1 and R-4 neighborhoods, thereby encouraging the long-term stability and desirability of Beverly Hills' residential areas; and b) minor improvements to traffic flow which could improve the access to the commercial and residential areas, thereby benefiting these areas. (It may also clog the streets more, thereby not benefiting them.) 2) <u>Long-term objectives:</u> a) improve the traffic flows through, from and into Beverly Hills; and, b) regulate the regional traffic flows and land use patterns to sustain the improvements in traffic flows.
Marketability Study (1976)	Not applicable (background study).	<ol style="list-style-type: none"> 1) <u>General.</u> The issues of long-term stability and desirability are basic to each of the five studies. The interrelationship and interdependence of all types of uses is very significant; thus, one affects the other. 2) <u>Residential.</u> Use is stable. Distribution should remain the same. Intensity may increase in: a) R-1 areas where parcels can be subdivided; and/or, b) R-4 areas where new apartments or condominiums tend to be larger and of greater densities than older ones. The Study indicated a significant increase in the development of new or conversion of older structures into condominiums. 3) <u>Hotel.</u> Use is stable although there is significant competition. Competition will increase, especially after the completion of new hotels in Downtown Los Angeles. There is likely to be sufficient demand for a major new hotel (about 800 rooms) in the Beverly Hills area by 1980. The City's land use pattern would be affected if the hotel were developed within its boundaries. 4) <u>Restaurant.</u> The use is stable relative to square footage, but there has been an increase in the number of establishments and thus a proliferation of smaller restaurants. Parking requirements seem to affect the use significantly, favoring development of smaller restaurants. Nevertheless, the use is strong and varied with the general aura of high quality prevailing. 5) <u>Office.</u> The use seems stable. If permitted, the market could support "filling in" or additional strengthening of the Wilshire Corridor; however, the general market is overbuilt and competition is significant. Coupled with the height restrictions in Beverly Hills, significant additional office building is unlikely in the near future. 6) <u>Retail.</u> The use is very stable and should expand over time. It could be expected to "fill in" or even expand into new areas such as the Industrial District. Competition is keen but Beverly Hills seems to be holding its own, presumably because of its unique atmosphere and quality of goods.
Open Space Element (Interim, 1973)	Adopted.	Reiterated in a general manner the land use policies developed in the adopted 1967 <u>General Plan</u> .
Open Space Element (1977)	Adoption pending.	<ol style="list-style-type: none"> 1) Reiterated the need for expansion and reevaluation of existing park system. 2) Proposed recreation land uses in conjunction with City streets, including a bicycle route system that connects residential areas with schools, employment, and recreational areas, and, additionally, several jogging trails, placed so as to be convenient to all residents.
Population Study (1976)	Not applicable (background study).	<ol style="list-style-type: none"> 1) Projected relatively stable residential population size and implied no short-term change in the spatial pattern of population distribution within the City. 2) Acknowledged the possibility of moderate growth and development in the nonresidential sector.
Scenic Highway Element (1976)	Adopted.	Proposed the preservation and enhancement of Santa Monica Boulevard and the adjoining parcels (including Beverly Gardens) east of Wilshire Boulevard.
Seismic Safety Element (1975)	Adopted.	Recommended new construction or intensity of development be limited in areas of greatest seismic risk. Proposed continued investigation to pinpoint these areas.*

Source: Beverly Hills Department of City Planning, December, 1976.

* Alquist-Priolo Act provided opportunity for implementation of certain aspects of seismic safety programs.

Specifically, the 1973 Report's most important land use recommendations included the following:

1. Holding Capacity. The holding capacity should be about 35,000, rather than the 43,000 proposed in the 1967 General Plan. By comparison, the proposed Element has a holding capacity of 39,800 (with no residential development in the Planned Development Area).
2. Residential Uses, Areas. The Report primarily proposed various new devices designed to maintain the high quality of the housing (e.g., the establishment of a Housing Code program and the establishments of "voluntary improvement associations") and existing programs (e.g., code enforcement programs). In addition, it proposed that "the City should investigate means of widening the range of housing opportunities ... especially ... to meet the needs of those older persons residing in the City."

Existing residential areas should be retained in residential use. Further, it recommends that the maximum allowable densities and other development regulations "should be based on the results of a study of all residential areas, the study to be based on such data as:

- a) Current condition of structures.
- b) Accessibility to public facilities and services, including streets and public transit.
- c) Market potential for redeveloping at the same densities as now exist.
- d) The impact of potentially higher densities or differing development patterns on adjacent residential uses.
- e) The need for housing indicated by the City's housing element, and
- f) The relative costs and benefits to the City in terms of revenues and expenditures."

"Development standards for residential units should also include ameliorating design elements, such as sound attenuating materials, where there are possible conflicts with adjacent uses (e.g., commercial facilities or arterial streets)." These standards should permit experimentation in newer forms of cluster housing, where amenities of open space, privacy and visual quality can be maintained or improved.

3. Commercial Uses, Areas. Generally, the Report recommended the general commercial use pattern be retained but that the quality be upgraded, if possible.

In addition, the following general recommendations were included:

- a) "Development standards should be revised, so that they are based less on absolute, universally applicable standards and more on formulae incorporating performance standards and permitting flexible solutions. Development standards for higher density structures should satisfy the individual open space and aural privacy needs of apartment dwellers as well as satisfying the community desire for a spacious and green streetscape."
- b) "Conflicting uses, as indicated by plans for both residential areas and arterial commercial street, should be phased out on the basis of an adopted amortization schedule."
- c) "A series of different groups of regulations should be developed, identified as distinctive zoning classifications, for the variety of commercial areas in the City."

Specific proposals include the following:

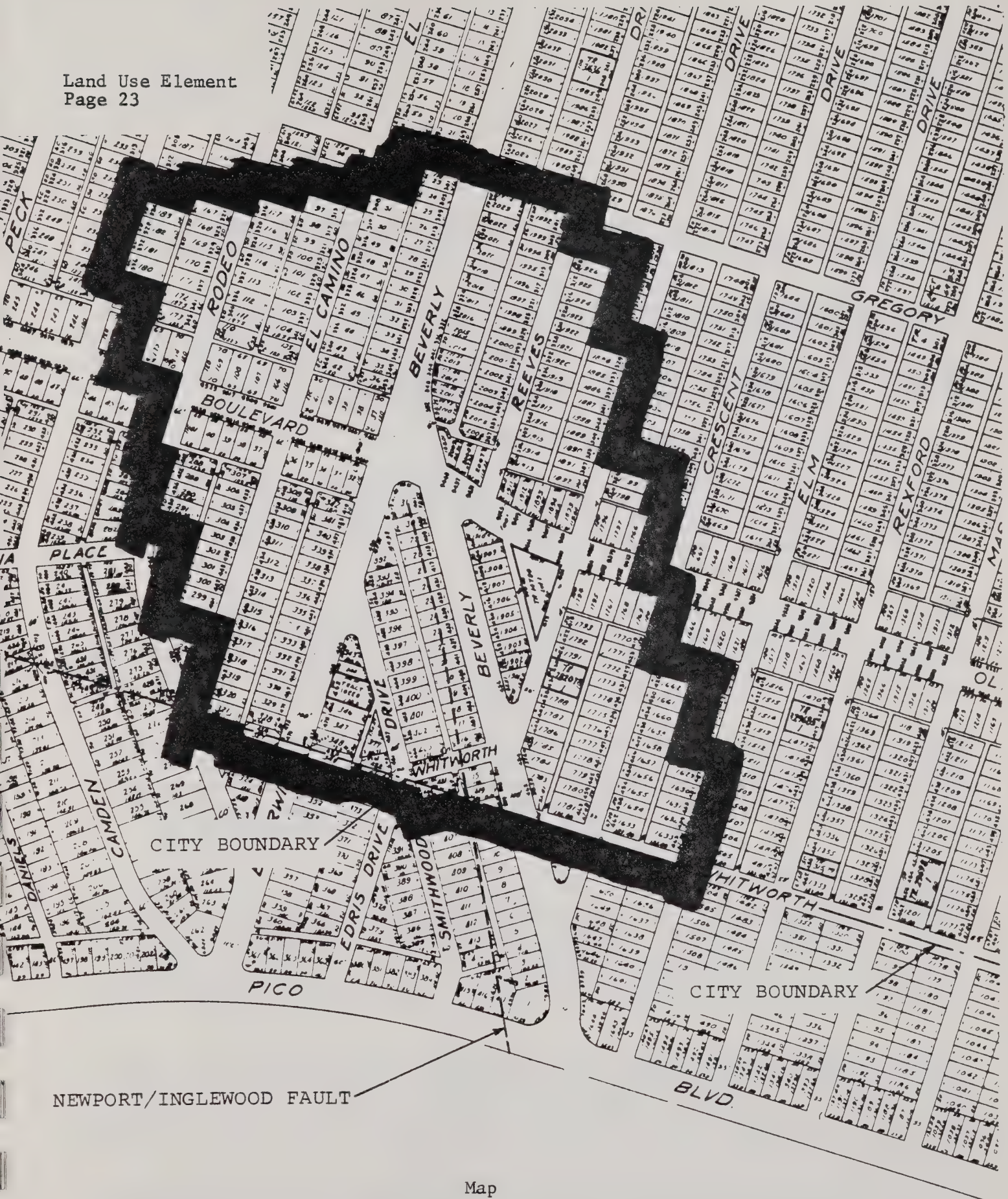
- a) Business Triangle, including adjacent portions of Wilshire Boulevard. Within this central area, the Report recommended that the general uses and intensities should remain as they were but that the following additional factors should be implemented:
 - . Discourage investments "that would increase stationary sources of pollution."
 - . Pedestrian "amenities" should be established for walkers.
 - . Alleys should be improved, i.e., better lighted and safer.
 - . The urban design level should be improved, i.e., appearance could be upgraded in some areas, building height should be controlled via a system that relates them to the "distance to residential areas and the relationship to open space and transit access."
- b) Robertson Boulevard. The Report proposed that the basic nature and uses and intensities remain, calling it "arterial" in nature. It did recommend that office uses should be allowed and that transition zone problems should be minimized as much as possible. (According to the City Planning Department's 1974 Land Use Survey, the street's major land use was in offices: 214,915 square feet of the total 644,987 square feet of use was in this use. In fact, in 1965, the portion in office use was about the same: 214,145 of a total 686,260 square feet.) The Report acknowledged the problem of coordination with the City of Los Angeles in whose jurisdiction a significant portion of the streets are located. (Interjurisdictional problems were viewed on a major issue.)

- c) La Cienega Boulevard. Accepting the nature of the street, the section of the Report on La Cienega Boulevard had several recommendations which dealt primarily with the development of the water facility site and obliterating "visual clutter." With regards to the former, the Report recommended that if the site is to be abandoned, it should be redeveloped into "a multiple urban development" of the following: offices, residential unit, "an urban plaza" (undefined) and additional tennis courts "or other municipal recreation facilities."
- d) Olympic Boulevard. The Report recommends the uses and nature of Olympic Boulevard remain about the same but that efforts be made to improve the design and appearance of the street (e.g., limitations on signs).
- e) Industrial Area. In as short a period of time as possible, the Report recommended the development of an "integrated scheme" composed of the following possible uses:
 - . Multipurpose, multifamily cultural complex;
 - . Urban open spaces;
 - . Parking facilities for central area employees and customers;
 - . Recreation facilities (e.g., tennis courts);
 - . Service commercial outlets not requiring the high volume pedestrian activity of the adjacent triangle;
 - . Central public facilities (e.g., fire and police); and
 - . Educational facilities.

In addition to these locally initiated proposals, there are some other factors that have affected, or should in the near future impact upon land use planning in Beverly Hills.

Alquist-Priolo Act. This legislation was enacted statewide in order to reduce potential seismic hazards. The Act identifies a small portion of Beverly Hills as being within its area of concern. The Newport-Inglewood Fault enters the City for about one block south of Olympic Boulevard along Beverly Drive. (See Map.) Therefore, new development in this portion of Beverly Hills would be regulated accordingly.

1. No new construction would be allowed atop the fault or any fault trace.
2. Proposed construction within one-eighth mile of the fault will be subject to stringent review pursuant to a seismic construction quality.



CITY OF BEVERLY HILLS

OFFICIAL SPECIAL STUDIES ZONE MAP

The Department of Building & Safety has administrative responsibility for the program and is developing local legislation to implement the State guidelines (adoption pending).

Zoning Ordinance Revision Process. The Zoning Ordinance is being revised by the Planning Department staff under the guidance of the Planning Commission. Although the study will consider alternative concepts within the framework of the Land Use Element, it is not anticipated to recommend significant departures from prevailing uses and intensities at this time.

Recent Modification of the Zoning Ordinance.

Recently, after a period in which a moratorium limited construction, the Zoning Ordinance was modified in several ways that could or has affected the City's land use pattern significantly. The requirements of the multifamily residential, commercial and industrial zones were increased, i.e., "downzoned." Table 3 summarizes the specifics of the changes.

The reduction in zoning densities was significant. As noted on Table 2, it is the conclusion of the Marketability Analysis that it is one factor which has contributed to the lack of new office construction within Beverly Hills. (The establishment of the C-3(R) Zone was necessary to allow development of large department stores -- a goal espoused in two adopted documents.)

Further, a new overlay zone was developed. Called the C-3(R) Zone, it was placed as an overlay option for commercially zoned parcels along the south side of Wilshire Boulevard between Bedford and Spalding Drives. The purpose of it was to allow development of department store type retail outlets, a goal espoused for this general area in the 1967 General Plan and the 1973 Citizens Committee Report.

Construction Moratorium. In July, 1973, the City Council enacted a construction moratorium on R-4 and C-3 parcels that was designed to allow the City to begin development of a new general plan and Zoning Ordinance that would better respond to current City needs and goals. After a year and one-half, the moratorium was modified to allow the construction of structures less than two stories in height. In April, 1975, the moratorium was terminated. Previously, this affected land use by prohibiting new construction and be reiterating the importance of older structures.

Activities Around Beverly Hills. Activities in the region around Beverly Hills directly affect land use activities within the City. In addition to the considerations which must be given to the regional character of Beverly Hills' markets, as identified in the marketability report of 1976, there are the impacts of immediately adjacent areas.

Beverly Hills is located in the midst of a highly developed urban area and, as such, the land use and circulation activities that occur in those areas abutting Beverly Hills have a direct effect upon Beverly Hills. For example:

TABLE 3
Existing and Previous Requirements of
R-4, C-3, C-3A and M-2 Zones

Zone	Building Height (in feet)		Minimum Site Area Per Unit Density	
	Previous	Existing	Previous	Existing
R-4 (Multiresidential Zone)	40 - 75 ^{a/}	28 - 60 ^{a/}	1,200 to 900 sq. ft.	1,700 to 900 sq. ft.
C-3 (Commercial Zone)	60 - 160 ^{b/}	45	3:1 FAR	2:1 FAR
C-3A (Commercial Zone)	65	45	3:1 FAR	2:1 FAR
M-2 (Industrial Zone)	35 or 65 ^{c/}	35 or 45 ^{c/}	2:1 FAR	2:1 FAR

Source: Beverly Hills City Planning Department, 1975.

- a/ Height varies according to distance from nearest R-1 zoned parcel.
- b/ Height varies according to whether multiple uses were developed.
- c/ First figure for "general use," second for "manufacturing and processing" uses.

1. Century City. An intense, high density office-retail/residential complex has been developed along Beverly Hills' western border and additional development is planned. Due to its proximity and intensity of development, it has probably had a greater cumulative impact on Beverly Hills than all development within Beverly Hills during the same time period. As a result of the increased demand for area streets, future land use patterns must be planned with an awareness of the impacts at work from outside the City's borders. In addition, although Century City has attempted to serve Beverly Hills, future land use planning must recognize and accommodate the possibility of overlapping or competing demands.
2. Hollywood/West Hollywood. The Los Angeles City Council recently authorized the Economic Development Agency to develop a Hollywood revitalization study, which, due to proximity, could have a direct impact upon Beverly Hills, if implemented.
3. Wilshire. The Wilshire Corridor east of Beverly Hills is a commercial corridor which contains substantial commercial uses, such as restaurant and retail uses. The proximity of these uses and the traffic they generate also are a consideration in the land use planning for Beverly Hills.

In addition to the effect on land use that is the result of the interrelationship between Beverly Hills and the areas abutting it, the City has direct relationship with other areas of Southern California, because they all form part of a larger interdependent market area. For example, hotel and office development in Downtown Los Angeles, or near Los Angeles International Airport, affects that in Beverly Hills.

The development of "high quality" retail shopping centers such as the Woodland Hills Promenade (Woodland Hills) or Lake Avenue (Pasadena) also affect the City of Beverly Hills.

5.2.3. Future Programs.

Any future programs which affect land use plans but do not fall within the scope of the Land Use Element would require revision of the Land Use Element and the EIR.

5.2.4. Methodology.

In preparing this Element, the following steps were taken:

1. Basic data was mapped for the various land uses and intensities, etc., within Beverly Hills and the subregion.
2. Analysis was then made to identify:
Problem or complaint situations and recommendations for their resolution.

5.3. Environmental Setting.

The environmental setting of this EIR was discussed in the Environmental Setting Report, published in September, 1975, by the City of Beverly Hills. This report deals with a variety of physical and social forces that influence the environment.

5.4. Environmental Impacts.

5.4.1. Introduction.

This section analyzes the environmental impacts that would occur if the Land Use Element were adopted and if the recommendations in it were implemented.

5.4.2. General.

The Element maintains existing intensities and locations for various land uses. Thus, changes in the physical form or rate of development should not be significantly affected by the Element.

No direct impact would result if the Land Use Element were adopted. The Element is a guide as to how development should occur, but adoption is several steps removed from development and would have no impacts other than those associated with the governmental functions of actually adopting the document.

However, if the Element were adopted and if development followed that was influenced by the Element, there could be significant secondary impacts. This Environmental Impact Report focuses on these indirect impacts.

5.4.3. Soils, Topography, and Geology.

None. The Element proposes no change to construction procedures that affect changes in soils, topography, and geology, such as building excavation. Furthermore, it makes no recommendation to change existing site requirements that impact on soils, topography, and geology, such as the 4,000 square-foot building pad for R-1 parcels. The Element concentrates on allocation of land uses, and as such could affect the location of various uses and their accompanying impacts; this aspect is discussed in Section 5.4.14., below.

5.4.4. Drainage and Groundwater.

None. The Element proposes no change to the procedures that affect drainage and groundwater, such as those related to construction. Furthermore, it makes no recommendation of change to the existing requirements that ensure efficient runoff and drainage. As with Section 5.4.3., the Element could affect the location of the impact. This is discussed in Section 5.4.14, below.

5.4.5. Geologic Resources.

None. See Section 5.4.3., above.

5.4.6. Vegetation and Wildlife.

None. The Element proposes no change to the policies or procedures which would affect vegetation and wildlife.

5.4.7. Historic and Archaeological Sites; Historic and Architectural Structures.

None. The City has no identified sites or structures of historic, architectural or archaeologic import. In the Conservation Element of the General Plan, the Department of City Planning intends to make a comprehensive inventory of any appropriate sites or structures that exist and to recommend action needed to preserve any sites or structures of significance.

5.4.8. Climate.

None. The Element proposes no change to the procedures or factors that might have an effect on climate. However, the Element (as with Section 5.4.3.) could affect the location of the impact and thereby affect its intensity on certain parcels. This is discussed in Section 5.4.14., below.

As subparts of this topic, it is relevant to note that the proposals to centralize office or commercial uses and to redevelop the Industrial District could, eventually change the patterns of microclimates and/or shadows and/or alteration of air current flow patterns. This would depend on the specific proposal to be developed and the precise impact cannot be determined without specific proposals. However, it is anticipated that the impact would not be significant because the general bulks and intensities proposed in the Element envision no significant departures from existing developed structures. Currently, microclimates, shadows and air current blockage are not viewed as problems, and adoption of the Element is not expected to affect climate in a significant way.

5.4.9. Air Quality.

None. The Element makes no direct recommendations regarding air quality. However, indirectly, the Element could have an impact in two ways.

1. The Element allows for growth in both the residential and nonresidential sectors. If this growth occurred, there would be more people and, presuming no major lifestyle change, more cars. As a result, the air would become more polluted. Because the increased growth size and rate, if no further preventative measures are taken with respect to polluting, is indeterminate and, in fact, may not occur, the magnitude of this impact, if any, cannot be projected.

In connection with this, the Population Growth Study indicated that the size of the residential population would remain of a similar size. However, the size of the nonresidential population might increase. Thus, it is probable that the air quality would be primarily affected by increases, if any, in the nonresidential population size.

2. Air quality could be affected if new structures were built in such a way as to encourage the flow of, or to block air currents. But determination of whether this impact would occur hinges on specific plans which are not now available. However, it is anticipated that the impact would not be significant because the general bulk and intensity of structures -- the factors that could affect air flows -- would not depart from existing development patterns. Currently, air flow is not viewed as a problem. Hence, adoption of the Element will not affect this impact.

5.4.10. Noise.

None. It is possible that there could be slight increase in noise. The Element allows growth; and more growth in population results in more autos, given the lifestyle of the area. Cars are the main generators of noise in Beverly Hills and thus, more noise could be expected from more growth. However, noise is not necessarily additive. That is, more vehicles do not necessarily mean significant increases in noise if the noise levels are already high.

5.4.11. Community Services.

The Element proposed the continuation of many services: police, fire, and education. It also proposes the following:

1. "Alternative locations and criteria should be explored for possible relocation of the existing public service facilities."
2. "Explore methods whereby a recreation area could be assembled within the planned development area," (i.e., within the current Industrial District).

Adoption of the Element reiterates the City's current interest in exploring the opportunities for municipal activities, such as recreation, in the Planned Development Area. This has been enunciated in a variety of ways by the City Council. Hence, adoption of this Element will not alter the general situation and thus the impact is expected to be insignificant.

Similarly, the Land Use Element reiterates previous goals regarding the possible relocation of the public service facilities and the possible desirability of a park in the industrial area. Both of the goals were discussed in the 1976 Open Space Element (adopted). Thus, neither goal is new and the reiteration of both goals in this Element should not have any additional impact to that resulting from the Open Space Element. (That Element did not consider the impact significant.)

5.4.12. Utilities.

In the Planned Development Area, no mention is made in the Element of the existing utilities, which may or may not be sufficient in size or capacity for the proposed improvement. This should be ascertained before a development plan is prepared.

The existing storm drain and wastewater systems are of sufficient capacity to handle any moderate development area with the exception of a hotel. If a hotel were constructed, it is very probable that a new wastewater line would have to be constructed to the main wastewater line in Wilshire Boulevard.

5.4.13. Traffic and Circulation.

There is a direct relationship between land use and traffic and circulation. This is acknowledged in the Element under the subheading "Circulation," which also notes that the discussion of the interrelation is placed in the Circulation Element rather than in the Land Use Element. In light of this and because both Elements and their EIRs are on the same timetable, the issue of traffic and circulation will be evaluated only in the EIR on the Circulation Element.

5.4.14. Land Use.

The Land Use Element's major impacts would be to the land use pattern of Beverly Hills. In particular, the following significant impacts are possible:

1. Planned Development Area. The Industrial Area will become a "Planned Development Area" but the precise nature of the uses and intensities of this area are to be determined. As a result, the impacts of development which would occur, cannot be determined until a specific plan is proposed for the area, or until a zoning for the area is agreed upon. (With the latter, the maximum impacts could be described and analyzed.) The Element does state that the nature of the area (if not the bulk and densities) will presumably be different from what it is now, citing a maximum dwelling unit density per acre of 50, a FAR of 2.0 and a height of 60 feet, a proposal that agrees with the 1967 General Plan (adopted) and the 1973 Citizens Committee Report (adopted).
2. Generally, the Element recommends the existing land use pattern continue as the basic development framework and that the City concentrate its efforts on long-term stability and vitality of uses. The Plan envisions that continued private investment will provide the primary source of redevelopment money and thus of long-term community stability.

This attitude relies on private capital as the major factor. This type of reliance requires less municipal initiative and intervention. Consequently, the jurisdiction has less involvement with the eventual product. It must rely on the Zoning and Building Codes and, to a lesser degree, upon the General Plan. It also means that development occurs in response to the market.

Reliance on the private sector removes much of the burden from the City; grantsmanship is unnecessary. The City may not have to have a redevelopment agency, etc. It does, however, place a significant burden on the City although it is somewhat indirect. The whole process hinges on the

idea that Beverly Hills is a stable and dynamic market in which the residential and business communities are willing to commit resources to preserve those special qualities that make up the attraction of Beverly Hills. In other words, working to keep the attitudes that foster long-term stability and desirability becomes a major responsibility of the City government.

5.4.15. Demographic Characteristics: None.

5.4.16. Economic/Financial.

The Element does not anticipate substantial new capital costs associated with implementation of land use policy. Accordingly, there appear to be no direct economic/financial costs associated directly with the Element. In other instances, the Element is too general to ascertain costs.

5.4.17. Aesthetic/Design.

None. The long-term stability and desirability, development of sense of place, limited development potential and presumably the continued demand for existing housing stock, improvement of transition zones, creation of planned development area, etc., are intended to improve the aesthetic and design levels of the City. Regardless of whether the Element was adopted, the impact should be insignificant.

5.5. Mitigation Measures Proposed to Minimize the Impact.

5.5.1. Introduction: None.

5.5.2. General: None.

5.5.3. Soils, Topography, and Geology: None.

5.5.4. Drainage and Groundwater: None.

5.5.5. Geologic Resources: None.

5.5.6. Vegetation and Wildlife: None.

5.5.7. Historic and Archaeological Sites: None.

5.5.8. Climate: None.

5.5.9. Air Quality: None.

5.5.10. Noise: None.

5.5.11. Community Services: None.

5.5.12. Utilities: None.

5.5.13. Traffic and Circulation.

None are contained in this document. They are discussed in the Environmental Impact Report on the Circulation and Transportation Element.

5.5.14. Land Use: Improvement of Transition Zone Boundaries.

A transition zone is an abrupt change in land use characteristics, physical environmental qualities and/or socioeconomic characteristics which contrast might cause an erosion of quality along zone boundaries because of conflicting characteristics. (In Beverly Hills, this does not refer to zoning district per se.)

The Element discusses the need to improve these areas in order to mitigate the negative factors that are often associated with transition zones. Thus, it is hoped that these factors will be removed or mitigated on the implementation of the Element.

5.5.15. Demographic Characteristics: None.

5.5.16. Economic/Financial.

The Element proposes several features to minimize or defer costs from the City. The degree to which they would mitigate the adverse impact is unknown because the proposals are only briefly presented. The mitigation features are:

1. Revise the Zoning Ordinance, thereby shifting some burden to the private sector (i.e., removing more costs from the City).
2. Explore local, State and federal funding sources rather than local costs.
3. Establishment of a redevelopment agency (only if objectives cannot otherwise be achieved).

5.5.17. Aesthetic/Design: None.

5.6. Adverse Environmental Effects Which Cannot Be Avoided If the Element Were Implemented: Economic/Financial.

If the Element were adopted and if priorities were such that it would be implemented, the City would institute a program of improving transition zone boundaries throughout the City. (This is noted above in Section 5.5.14.) Toward this end, money and labor would have to be budgeted. The precise amounts are unknown; some or all of this could be offset via the mitigation measures discussed above in Section 5.5.16.

5.7. Alternatives to the Proposed Action.

5.7.1. No project, i.e., no Land Use Element.

It is difficult to hypothesize what the City would be like if there were no adopted Element. If the Land Use Element were not prepared and adopted as required by Section 65302 of the Government Code, it might not be in violation of the Code because of the land use sections in the 1967 Beverly Hills General Plan. Basically, this 1967 document was a land use plan, but it was prepared before the adoption of the current State requirements for land use elements and thus is not in the same format and may be incomplete. In any case, the development pattern would not change significantly, if at all, from the existing zoning pattern if the Element were not adopted. If the 1967 General Plan were continued, and the zoning implied by the Plan adopted, then there would be a general increase in the intensity of permitted uses and a concomitant increase in environmental impacts.

Other alternatives which were considered are contained in the various documents and proposals outlined at the outset of this report. After consideration, these alternatives have been incorporated, modified, or superseded by the Land Use Element currently under consideration.

5.7.2. Different Land Use Patterns.

As a built-up city with a long, stable pattern of land use and intensity, proposition of a different pattern would have been academic. Previous plans have proposed some minor differences, but the basics were the same. (Differences included proposition of the freeway, a superblock in the heart of the Triangle, etc.)

The Element could have proposed a different land use pattern than it has. However, such a proposal would have been divergent from the 1973 Citizens Committee goals and with the general, continuing policy of the City. That policy is to keep land use areas more or less as they are and encourage vitality within all areas, rather than change in area boundaries.

5.7.3. Different Land Use Intensity.

The Element could have proposed a different set of land use intensities than it did. But recently they were lowered in R-4 and C-3. The higher previous density does, therefore, serve as an alternative land use intensity. Furthermore, given other City goals, the Element neither gave nor implied any reason to diverge from that position.

Even lower densities could have been proposed. However, it was thought that lower ones would not permit regeneration or growth. Rather, the lower densities would hinder or even curtail development or rehabilitation.

5.8. The Relationship between Local Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity.

By encouraging long-term stability, the Element proposes long-term reinvestment rather than stagnation and public investment or obsolescence and abandonment. Thus, the Element takes a firm position toward better long-term uses of existing resources and investments.

5.9. Irreversible Environmental Changes Which Would Be Involved in the Proposed Action Should It Be Implemented.

5.9.1. Development of a different type of environment in the Industrial Area. (The nature is unknown.)

5.9.2. Possible removal of the Community public service facility. (The nature and relocation are unknown.)

5.9.3. If mitigation measures are not successful, the investment of capital and labor in the improvement of transition zones.

5.9.4. The improvement of transition zones throughout the City.

5.10. Growth-Inducing Impacts.

Implementation of the Land Use Element would incrementally enhance the quality of life in Beverly Hills and would, therefore, be a contributor to the desirability of the City as a place to live. However, this is believed to be a source of stability rather than a growth-inducing impact. Moderate growth is anticipated, but primarily in support of redevelopment and regeneration of the community, as the dynamic quality is its source of long-term stability.

6. COMMENTS ON DRAFT LAND USE ELEMENT ENVIRONMENTAL IMPACT REPORT.

One comment was received. It is reproduced in its entirety, starting on the next page.

CITY OF LOS ANGELES

CALIFORNIA

CITY PLANNING COMMISSION

SHERRILL D. LUKE
PRESIDENT

SUZETTE NEIMAN
VICE-PRESIDENT

FRED E. CASE

LEONARD LEVY

THOMAS P. NICKELL

RAYMOND I. NORMAN
SECRETARY



TOM BRADLEY
MAYOR

DEPARTMENT OF CITY PLANNING

561 CITY HALL
LOS ANGELES, CALIF. 90012

CALVIN S. HAMILTON
DIRECTOR

FRANK P. LOMBARDI
EXECUTIVE OFFICER

February 3, 1977

NOTE: The circled numbers in the margin refer to the Beverly Hills response to this letter. See Section 7.

The Honorable City Council
City of Beverly Hills
450 North Crescent Drive
Beverly Hills, CA 90210

PROPOSED LAND USE ELEMENT -- DRAFT ENVIRONMENTAL IMPACT REPORT

The City of Los Angeles Department of City Planning wishes to focus your attention on certain concerns we have regarding your Proposed Land Use Element and its Draft Environmental Impact Report.

1. Our principal concern is that specific adverse affects and mitigation measures cannot be defined at this time because there is insufficient data in the Plan and EIR. Therefore, we are requesting that the appropriate City of Beverly Hills City Departments provide us with the following additional information:

A. Definition of Specific Underlying Activity (Project).

2. The EIR should not be confined to addressing the impacts resulting from adoption of these elements, but rather should set forth the specific changes these Elements would facilitate.

Section 15037(c) of the State Guidelines for Implementation of the California Environmental Quality Act of 1970 defines "Project" as follows: "The term 'project' refers to the underlying activity and not the governmental approval process."

1. We are particularly concerned with the vagueness which characterizes both the description of the Element and its EIR. Since projects are not defined in the Plan, nor hard data given, our staff has found that a meaningful assessment of what effects these proposals will have on our city is impossible. The accompanying EIR is also rendered useless,

in its own words -- "Because the increased growth size is indeterminate and, in fact, may not occur, the magnitude of this impact, if any, cannot be projected" (Page 23, Section 5.4.9 'Air Quality'). Impacts are ignored in this manner throughout the document, as are mitigation measures and alternatives, which are given only the most superficial and brief treatment.

1., 3. Our staff feels that the Plan should more clearly delineate the nature of the 'Planned Development Area'. It is described only as permitting "a combination of land uses... [including] multiple family residential, commercial, recreational and municipal services." (Page 5)

1., 4. The Plan should also clarify its requests for "higher residential densities in multiple family areas." (Page 4) as to location and degree such that environmental assessments and their appropriate mitigation measures may be considered.

5., 1. We would like greater details as to the specifics of commercial and public facilities policies (Page 6 and 7).

Such consideration would involve surveying the existing development within the community, quantifying this data using your Plan map, estimating the total development permitted by the Plan. The amount of growth could be taken as the difference between these two, and the effects of this difference on such areas as traffic, noise, air pollution and so on could be considered. Without such hard data, we feel such a document is useless even "in-house", but certainly to representatives of adjacent municipalities.

1. Since the projects the documents refer to have yet to be defined, our staff feels that a "worst case" estimate of each of the intensifications of land use would be the minimum required to allow meaningful assessment.

B. Cumulative Environmental Effects (Regional Effects).

Section 15142 of the CEQA Guidelines, as part of the Description of Environmental Setting, requires that:

"...specific reference to related projects, both public and private, both existent and planned, in the region should be included, for purposes of examining the possible cumulative impact of such projects."

6. We would like a more detailed analysis of the interrelationship between the proposed land use changes and the land use changes within Century City, Hollywood/West Hollywood and the Wilshire Corridor in our City in order that we may more precisely determine environmental impacts.

C. Environmental Setting

The following areas require specific environmental information in regard to this project.

7. 1. Air Quality

An analysis of present air quality should be presented. California Line Source Models should be prepared to determine emission levels for the following: Benedict Canyon Drive, Coldwater Canyon Drive, Sunset Boulevard, Santa Monica Boulevard, Olympic Boulevard and Robertson Boulevard. (See the Los Angeles City Planning Department's EIR Manual regarding methodology for impact quantification.)

8. 2. Existing conditions of development for existing land uses should be set forth, including total number and types of dwelling units and commercial, industrial and public facilities by acreage and present densities.

D. Circulation Systems

9. The subject EIR lacks the data necessary to objectively assess the impact of project-generated traffic on the circulation systems of both Beverly Hills and Los Angeles. Accordingly, the following information should be included:

1. Current 24-hour volumes on the Beverly Hills highway system for the routes noted in C.1. Air quality above within a radius of one mile in to the City of Los Angeles.
2. Morning and evening "peak hour" volumes for the above at major signalized intersections.
3. Capacity at these signalized intersections. (The method of calculation and assumptions used should be specified.)

4. A table showing the trip-generation potential of the land uses as presently zoned and/or used, and the traffic generation potential of the land uses. Both 24-hour and peak-hour values should be shown, and the sources of generation notes should be specified.
5. A map showing the distribution and assignment of project-generated peak-hour trips to the street system. The rationale for the distribution must be included.
6. Table(s) showing the peak-hour generation from nearby major projects and the assignment of this traffic to the street system. As a minimum, this should include the proposed Century City, Hollywood/West Hollywood and Wilshire Corridor land use change within the City of Los Angeles, if available.
7. A table showing volume to capacity (v/c) ratios for the peak hours, at the signalized intersections called for in 3 above, for the following:
 - (a) Existing conditions;
 - (b) conditions with "related project" traffic added;
 - (c) conditions with existing zoning potential and other related projects combined.
8. A discussion of mitigation measures aimed at reducing adverse impacts identified by v/c ratios greater than or equal to 1.0 in 7 above, if the project occurs.

E. Environmental Impacts

Additional environmental information should be included in the EIR for the following specific areas:

10.

1. Seismic -- Extent of Newport/Inglewood fault within the City of Beverly Hills, what impacts it may have on land use development or rehabilitation.
2. Noise -- Explain the basis for the statement "more vehicles do not necessarily mean significant increases in noise if noise levels are high". How high are existing noise levels?

3. Water -- How much water is used by the City currently and how much more demand will be generated. Project its cumulative impacts on water supply sources, especially under foreseeable supply shortages, what water conservation measures will be used to reduce demands?
4. Sewers -- The cumulative impact of these land use changes on Hyperion Treatment Plan should be addressed.
5. Electrical Energy -- Cumulative impacts on electrical energy generation sources and increased demand generated by the land use changes should be analyzed.
6. Solid Waste -- Cumulative impacts on solid waste generation and disposal should be given. If Mission Canyon Sanitary Landfill is closed or its life expectancy is not extended where will solid wastes be disposed of?
7. Traffic and Circulation -- See earlier comments.
8. Land Use -- The land use analysis should illustrate the proposed increases from existing uses.
9. Natural Gas -- Existing consumption levels and increased demand generated by the land uses changes should be analyzed. What conservation measures will be employed?

F. Unavoidable Adverse Impacts

11.

Increased energy, water and gas consumption, traffic, solid waste, etc., should be addressed as unavoidable adverse impacts. Furthermore, an assessment of environmental impact significance for each adverse effect should be provided.

G. Alternatives

12.

1. No Project -- Specific analysis of existing conditions and the impact of perpetuating the status quo should be given. The whole analysis given in the EIR is a specious argument avoiding compliance with CEQA.
2. Different Land Use Patterns -- Specific patterns should be set forth and analyzed regardless of the Citizens Committee goals.

3. Different Land Use Intensities -- Variations within each land use category should be explored with an eye to reducing present or projected environmental impacts.

H. Growth-Inducing Impacts

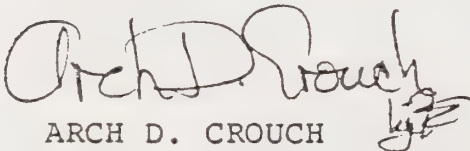
13.

Implementation of these land use changes certainly will have both economic and population growth inducement. They should be specified.

Upon receipt of this additional information, the Planning Department will prepare a detailed analysis of anticipated adverse environmental impacts upon Los Angeles and will formulate recommendations for mitigation measures and other ameliorative actions to reduce these adverse impacts.

Please contact us if we can be of any further assistance in clarifying these matters.

CALVIN S. HAMILTON
Director of Planning



ARCH D. CROUCH
Principal City Planner
Community Planning and Development
Division

ADC:RW:jc

7. RESPONSE TO COMMENT ON DRAFT LAND USE ELEMENT ENVIRONMENTAL IMPACT REPORT.

This is in response to the comments of the City of Los Angeles Department of City Planning on the adequacy and completeness of the proposed Land Use Element draft Environmental Impact Report. The response is numbered to conform to numbers assigned to each of the issues raised in the February 3 letter from Arch D. Crouch, Principal City Planner for the City of Los Angeles. (See circled numbers in left column of letter in Section 6.)

1. There is a recurring theme in the Los Angeles letter which is initially stated on page 1, paragraph 2. "Our principal concern is that specific adverse effects and mitigation measures cannot be defined at this time because there is insufficient data in the plan and the EIR."

This theme criticizes the level of detail in the plan and by correlation the level of detail in the EIR. Since the Element as proposed meets all the requirements under State law and by administrative regulation, and is designed to serve the City as a policy guide in its planning process, additional detail is neither necessary nor desirable. The EIR was developed to a level of detail consistent with that contained in the proposed Land Use Element. Accordingly, it would be inappropriate to attempt to refine the EIR beyond the level of refinement of the proposed Land Use Element.

2. The EIR does not confine its assessment to the impacts which might result from adoption of the Element, but assumes that there would be impacts which would result once the Land Use Element is adopted and the recommendations in it implemented.
3. Los Angeles' staff feel that the plan should more clearly delineate the nature of the Planned Development Area. This is not necessary, since the limits of development are described and the State requirements of the Land Use Element are met.
4. The recommendation for higher residential densities in multiple family areas is for the purpose of facilitating the provision of housing to service specialized needs for such groups as the elderly. The Land Use Element specifically recommends that the City explore the need for and the advisability of permitting somewhat higher densities for these purposes. Since no determination was made as to the need, the recommendation was made as to the scope. Presumably at such time as the need is established, an environmental assessment will be made.
5. Greater detail is requested as to specifics of future development policies. It is recommended that the existing development be surveyed and the potential development be estimated. A detailed survey of existing commercial development has been made and is available in material published by the Department. It is reproduced in Attachment A.

6. Since the plans for Century City, Hollywood, West Hollywood and the Wilshire Corridor are in some cases indeterminate and in other cases far too generalized to determine the specific impacts relative to development in this City, such an evaluation would be of little value. The Land Use Element and its EIR recognize the magnitude of the impact of these areas on Beverly Hills and as such establishes extremely modest development objectives. Determining the relationship of the development potential permitted in the Beverly Hills Land Use Element as compared to the potential contained in the areas listed above is a case of the tail wagging the dog, since the vast majority of development potential is contained in the areas outside Beverly Hills. Accordingly, a regional assessment over which Beverly Hills has no control can be neither accurate nor meaningful. To the extent that such a study of the interrelationships is meaningful, it is included in the EIR.

Additional comment has been developed and appears in Attachment B.

7. The subject of air quality is discussed in the Environmental Setting report for the City of Beverly Hills. It would appear from Los Angeles' comments that this report has not been reviewed.
8. It is suggested that existing conditions of development for existing land uses should be set forth. This information is available in several published sources from the City's Planning Department. They are summarized as follows:

- Beverly Hills Municipal Code, Title 10.
- Change of Zoning Regulations, Commercial Retail Zone (C-R), Final Environmental Impact Report.
- Final Environmental Impact Report Amendment, Commercial Retail Zone (C-R).
- Marketability Analyses.
- Population Study.
- R-4 Zone, Final Environmental Impact Report.
- Environmental Setting.

9. The comments state that the subject EIR lacks the data necessary to objectively assess the impact of project-generated traffic.

Traffic-related impacts are discussed within the Circulation Element draft EIR and are not repeated here. This nonrepetitious approach is noted under Section 5.4.13. of the Land Use Element draft EIR.

10. Additional environmental information is requested.

The issues of seismic safety and noise have been studied and Elements adopted. No significant impacts beyond those previously identified are deemed to exist, and the data and conclusions are not repeated herein.

11. Unavoidable adverse impacts comments suggest that increased energy, water and gas consumption, traffic, solid waste, etc., should be identified. The environmental impacts of each is discussed in other General Plan documents, especially in the Environmental Setting and the Population Study.

12. Alternatives. The development potential based upon existing conditions and the potential based upon the Land Use Element are similar, so that a no-project alternative would be redundant.

The different, specific land use patterns have been set forth and analyzed over the years as reflected in the various documents such as the 1967 General Plan, or the 1973 Citizens Policy Plan and the current Land Use Element proposal. It was only after these plans had been proposed and analyzed that the current Land Use Element proposal has been prepared. In all cases, alternatives have been explored which represent reasonable policy alternatives of choices which may be available to the City. The same holds true for different land use intensities within each land use category.

Both land use patterns and alternative land use intensities which do not represent realistic alternatives were not explored, since they represent an academic and gratuitous response to the environmental review process.

13. Growth inducing impacts. Since the Land Use Element attempts to control each phase of development, no growth inducing impacts other than the growth previously identified are anticipated. In summary, growth is anticipated, but induced growth beyond that which is planned in the Element is not anticipated to be significant.

Additional Data

Overview.

This Attachment contains the following data:

1. Residential holding capacity, i.e., maximum population theoretically possible under the proposed Land Use Element.
2. Maximum allowable square footage under the proposed Element for nonresidential areas.
3. Maximum number of additional auto trips theoretically generated from both 1. and 2., above.
4. Maximum amount of additional auto emissions theoretically generated from both 1. and 2., above.

Residential Holding Capacity of Proposed Land Use Element.

As noted on Table 1 (see next page), the total residential holding capacity of the proposed Element is 39,789 people. (This number excludes the Industrial Area. That is, if developed wholly for residential uses -- which is possible but uncertain -- the total holding capacity would have to be increased by a maximum of 4,409 people.) Compared to the 1970 U.S. Census, which cited the City's population at 33,416, this represents an increase of 19.1 percent. Relative to the latest State population estimate of 32,700 (March, 1976), this would mean an increase of 21.7 percent.

The number of units within planning areas has not been counted since 1966. However, Table 1 includes an estimate of the number of existing units. (Methodology for the estimate is described on Table 1, footnote a/.) Based on the comparison of the estimate of units and the holding capacity (i.e., by comparing Table 1, Columns 8 and 9), the following is clear:

1. Much of the growth will be in areas containing multifamily development, such as Planning Areas 7, 15, 17 and 18. In such locations, smaller and older multifamily structures will be replaced by larger multifamily or condominium buildings which will have a higher density.
2. Additional single-family units can be built as larger estates are subdivided in Planning Areas 1 and 2. The Table indicates that over 6,000 new residents could reside north of Santa Monica Boulevard, that is, in Planning Areas 1 and 2.* Most existing units are larger (i.e., less dense) than the density proposed in the Land Use Element. Thus, theoretically there is space for more people. Realistically, however, this is unlikely. Virtually all units in these Planning Areas would have to be demolished and redeveloped at a higher density. This is unrealistic for two reasons: The density increases are not adequate to make the

* This figure was calculated by dividing the net acres by the minimum number of units per acre.

TABLE 1

Theoretical Existing Population Estimate and Maximum Residential Population Possible (Holding Capacity) Under Proposed Land Use Element

<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>
1967 Plan- ning Area	Type of Dwelling Units	Existing Number of Dwelling Units, 1974 ^{a/}	Average Number of Persons per Dwelling Unit, 1970 ^{b/}	Existing Population (Col. 3 x Col. 4)	Existing Num- ber of Acres for Residential Land Use, 1975 ^{c/}	Maximum Allowable Dwelling Units per Acre ^{d/}	Maximum Allowable Dwelling Units per Planning Area (Col. 6 x Col. 7) ^{a/}	Maximum Population (Holding Capacity) (Col. 4 x Col. 8)	Maximum Pop- ulation Change (Col. 9 - Col. 5)
1	Single Family Multifamily	1,637.6 9.0	{ 3	4,913 27	978.00 0.00	2.5 N.A.	2,445.00 N.A.	{ 7,335	{ +2,395
2	Single Family Multifamily	1,483.0 33.0	{ 3	4,449 99	680.20 0.85	4.0 40.0	2,720.90 34.00	{ 8,264	{ +3,716
3	Single Family Multifamily	0.0 0.0	{ N.A.	0 0	0.00 0.00	N.A. N.A.	N.A. N.A.	{ 0	{ 0
4	Single Family Multifamily	2.0 1,717.4	{ 2	4 3,435	0.78 32.08	6.0 50.0	4.68 1,604.00	{ 3,217	{ - 222
5	Single Family Multifamily	0.0 0.0	{ N.A.	0 0	0.00 0.00	N.A. N.A.	N.A. N.A.	{ 0	{ 0
6	Single Family Multifamily	2.0 2,612.5	{ 2	4 5,225	0.86 38.78	6.0 50.0	5.16 1,939.00	{ 3,888	{ -1,341
7	Single Family Multifamily	478.1 347.6	{ 2	956 956	68.91 25.89	6.0 40.0	413.46 1,035.60	{ 2,898	{ + 986
8 & 9	Single Family Multifamily	0.0 10.0	{ 2	0 20	0.00 0.39	N.A. 40.0	N.A. 15.60	{ 31	{ + 11
10	Single Family Multifamily	0.0 0.0	{ N.A.	0 0	0.00 0.00	N.A. N.A.	N.A. N.A.	{ 0	{ 0
11	Single Family Multifamily	0.0 0.0	{ 2	0 0	0.00 0.00	N.A. N.A.	N.A. N.A.	{ 0	{ 0
12	Single Family Multifamily	400.2 1,246.9	{ 2	800 2,494	58.40 28.49	6.0 50.0	350.40 1,424.50	{ 3,550	{ + 256
13	Single Family Multifamily	579.7 852.0	{ 2	1,159 1,704	77.95 21.97	6.0 45.0	467.70 988.65	{ 2,908	{ + 54
14	Single Family Multifamily	0.0 3.0	{ 2	0 6	0.00 1.00	N.A. 45.0	N.A. 45.00	{ 90	{ + 82
15	Single Family Multifamily	965.0 1,153.2	{ 2	1,930 2,306	112.21 37.25	6.0 45.0	673.26 1,676.25	{ 4,699	{ + 463
16	Single Family Multifamily	0.0 0.0	{ N.A.	0 0	0.00 0.00	N.A. N.A.	N.A. N.A.	{ 0	{ 0
17	Single Family Multifamily	1.0 319.3	{ 2	2 639	0.15 16.30	6.6 40.0	0.99 652.00	{ 1,306	{ + 665
18	Single Family Multifamily	262.4 972.1	{ 2	525 1,944	59.67 28.13	6.0 45.0	358.02 1,265.85	{ 3,248	{ + 779
Entire City	Single Family Multifamily	5,809.0 9,276.0	{ 2.2	14,742 18,855	2,268.21	N.A.	18,085.92 ^{e/}	{ 39,789 ^{f/}	{ +6,192 ^{f/}

Sources: See Footnotes; March, 1977.

N.A. Not Applicable.

Note: 1. Table assumes all data is as of the same date. Not better data exists.
2. Planning Areas are defined on Map 1. See page 45.
3. If redeveloped in residential use, Area 5 (Industrial Area) would accommodate as many as 4,409.10 people. Since residential development is less probable in the area, the 4,409.10 people have not been included in the totals.
4. If added from individual planning areas, the holding capacity is 41,434 people.

a/ This data was estimated from 1970 Census data in the following way:
Planning Area 1: 40 percent of the single family units in Census Tract 7007 plus 60 percent of the single family units in Census Tract 7006 plus 100 percent of multifamily units in Census Tract 7007.
Planning Area 2: 60 percent of the single family units in Census Tract 7007 plus 40 percent of the single family units in Census Tract 7006 plus 100 percent of the multifamily units in Tract 7006.
Planning Area 4: 40 percent of the multiple family units in Census Tract 7010 plus 30 percent of the multifamily units in Census Tract 7009.02.
Planning Area 6: 75 percent of the multifamily units in Census Tract 7008.
Planning Area 7: 70 percent of the single family units in Census Tract 7008 plus 10 percent of the multifamily units in Census Tract 7008.
Planning Area 12: 25 percent of the single family units in Census Tract 7008 plus 100 percent of the multifamily units in Census Tract 7009.01 plus 15 percent of the multifamily units in Census Tract 7008.
Planning Area 13: 80 percent of the single family units in Census Tract 7010 plus 40 percent of the multifamily units in Census Tract 7010.
Planning Area 15: 100 percent of the single family units in Census Tract 7009.02 plus 60 percent of the single family units in Census Tract 7009.01 plus 40 percent of the multifamily units in Census Tract 7009.02.
Planning Area 17: 15 percent of the multifamily units in Census Tract 7010.
Planning Area 18: 15 percent of the single family units in Census Tract 7009.01 plus 20 percent of the single family units in Census Tract 7010 plus five percent of the multifamily units in Census Tract 7010 plus 30 percent of the multifamily units in Census Tract 7009.02.

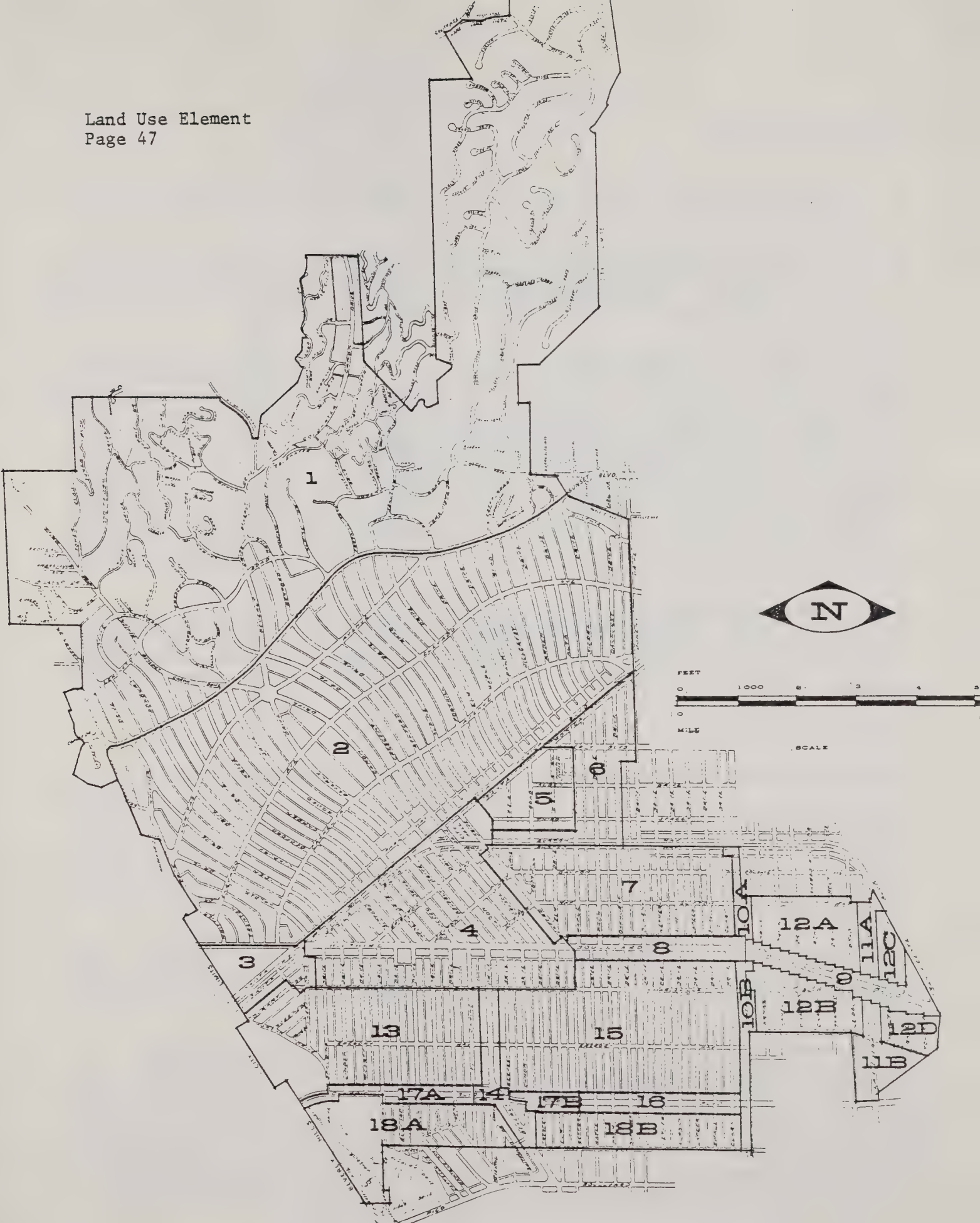
b/ Source: Beverly Hills Marketability Analysis. Data based on 1970 U.S. Census plus final building permit records.

c/ Source: 1975 Land Use Survey, Department of City Planning.

d/ Source: Proposed Land Use Element.

e/ Cumulation of column 8. Cannot be calculated horizontally.

f/ If the figure is added from the individual planning areas, the number is different because it does not take into account areas that are presently populated in excess of the maximum holding capacity, i.e., Areas 4 and 6. The figure based on maximum dwelling units allowed, however, does consider this factor.



MAP 1

1967 Planning Areas

concept economically viable; and, there is citizen interest in preserving the existing character of the area.

3. The Table indicates in Column 8 that there would be a decline in the population of some units. That is, the theoretical holding capacity is less than the existing population. It is assumed that such a decrease would, as a practical matter, not occur since the City is powerless to control family size.

As discussed in the Population Study, Beverly Hills' total resident population has grown gradually but steadily over the years relative to the growth patterns in Los Angeles County and Southern California. It is projected by the County Regional Planning Commission that the current population of about 33,400 people will not vary substantially through 1990. The major contributor to growth in recent years has been new, higher density residences which have replaced lower density residences. The potential for this type of development still exists, despite the general reduction of permitted residential densities in 1975. Accordingly, the trend can be expected to continue, although at a somewhat reduced rate. The rate may also be modified by current market conditions with respect to new construction, increasing land values which tend to discourage development at the newly adopted lower densities, and more stringent processing procedures.

Accordingly, the General Plan revision study population paper concluded that "even though the County Regional Planning Commission has projected virtually no increase in population, it is probably well to anticipate a modest increase to approximately 38,000, by 1990", a figure just under the holding capacity of the proposed Land Use Element.

The methodology for derivation is described on Table 1.

Maximum Allowable Square Footage under Proposed Element (Commercial-Industrial Uses).

As Tables 2 and 3 indicate (see next two pages), if all commercial and industrial parcels were developed to the maximum allowable under the proposed Land Use Element, there would be a total of 24,366,007 square feet of space in Beverly Hills' nonresidential areas (Table 3, Columns 5 plus 7). This would equal an increase of just over 4,000,000 square feet and would be equal to a 13 percent increase in the commercial and industrial square footage in the City.

(By comparison, the two Theme Towers in Century City include over 2,000,000 square feet of space. In Century City, the Theme Towers plus the Century Square shopping center plus the Century Plaza Hotel -- in its present form -- exceed 3,000,000 square feet of space.)

As Column 8 of Table 2 indicates, some areas of the City already exceed the maximum commercial or industrial square footage allowed by the proposed Plan. This is because previous zoning regulations allowed the development of large structures which would now be forbidden because of their FARs or heights. The result of this is that 2,017,164 square feet of space exist in addition to that allowed in the proposed Plan. Thus, in order to ascertain the actual square feet that would develop with full implementation of the proposed Plan, an additional two million square feet must be added to the theoretical total. The sum would then be 25,171,475 square

TABLE 2

Maximum Possible Development Allowed Under Proposed Plan for Commercial/Industrial Uses

<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
1967 Plan- ning Area	Existing Size of Commercial/- Industrial Parcels in Acres, 1975	Existing Size of Commercial/- Industrial Parcels in Square Feet, 1975 (Col. 2 x 43,560)	FAR Allowed in Proposed Plan	Maximum Possible Development Allowed in Proposed Plan in Square Feet (Col. 3 x Col. 4)	Existing Commercial/- Industrial Development in Square Feet, 1975	Additional Square Footage Possible Under Proposed in Square Feet (Col. 5 - Col. 6)	Existing Square Footages in Excess of Maximum Pos- sible Development Allowed in Proposed Plan in Square Feet (Col. 6 - Col. 5 where Col. 6 > Col. 5)
1	11.00	479,160	N.S.	0.0	236,347	0	236,347
2	0.00	0	N.A.	0.0	0	0	0
3	26.58	1,157,824	2.0	2,315,649.0	1,571,988	743,661	0
4	{ 103.61 4.13	{ 4,513,251 179,902	{ 2.0 5.0	{ 9,026,502.0 899,510.0	{ 10,109,335 94,042	{ 0 805,468 ^{c/}	{ 1,082,833 0
5	23.18	1,009,720	2.0	2,019,442.0	752,736	1,266,706	0
6	1.10	47,916	2.0	95,832.0	194,511	0	98,679
7	1.11	48,351	2.0	96,703.0	74,544	22,159	0
8 & 9	37.34	1,626,530	2.0	3,253,061.0	3,852,366	0	599,305
10	15.71	684,327	2.0	1,368,655.0	680,592	688,063	0
11	10.12	440,827	2.0	881,654.0	514,864	366,790	0
12	1.62	70,567	2.0	141,134.0	66,643	74,491	0
13	0.00	0	N.A.	0.0	0	0	0
14	14.27	621,601	2.0	1,243,202.0	1,160,225	82,977	0
15	10.11	440,391	2.0	880,783.0	389,865	490,918	0
16	10.60	461,736	2.0	923,472.0	544,303	379,169	0
17	0.10	4,356	2.0	8,712.0	5,980	2,732	0
18	0.00	0	0.0	0.0	0	0	0
Total	270.58	11,786,459	N.A.	23,154,311.0	20,248,341	4,923,134	2,017,164

Source: See Footnotes, March, 1977.

Note: Planning Areas are outlined on Map 1.

N.S. Not Specified.

N.A. Not Applicable.

a/ Source: 1975 Land Use Survey, Beverly Hills Department of Planning.

b/ Source: Proposed Land Use Element Map.

c/ Planning Area is overdeveloped by 277,347 square feet. This amount is subtracted from the total and does not appear on other tables. (One FAR area is overbuilt and one is not.)

TABLE 3

Existing Theoretical and Maximum Anticipated Number of Trips Per Day

1	2	3	4	5	6	7	8	9	10
		Existing Theoretical (1975)				Maximum Anticipated via Proposed Element			
1967 Planning Area	Development Type ^{a/}	Square Feet ^{a/}	Traffic Generation Factor ^{b/} (Daily Trips/- 1,000 Square Feet Except Lodging)	Estimated Trips Per Day (Col. 3 x .001 x Col. 4)	Percentage of Commercial/Industrial Square Footage In Use ^{c/} (Percent of Col. 3)	Max. Addit'l. Commercial/Industrial Sq. Footage ^{d/} (Col. 7 total x Col. 6)	Traffic Generation Factor ^{b/} (Daily Trips/- 1,000 Square Feet Except Lodging)	Maximum Additional Commercial/Industrial Traffic (Col. 7 x .001 x Col. 8)	Percent Change in Traffic (Col. 9 ÷ Col. 5)
1	Total	236,347	10.5	3,412.5	100.0	0	10.5	0.0	0.0
	Lodging ^{e/}	236,347	10.5	3,412.5	100.0		10.5	0.0	0.0
2	Total	0	N.A.	0.0	0.0	0	0.0	0.0	0.0
3	Total	1,571,988	N.A.	21,964.0	100.0	743,661	N.A.	10,388.3	+ 47.3
	Retail, Service ^{f/}	192,064	35.0	6,722.2	12.2	90,727	35.0	3,175.4	+ 47.3
	Low Office ^{g/}	201,018	38.2	7,678.8	12.8	95,188	38.2	3,636.1	+ 47.3
	Eating and Entertainment	3,787	56.2	212.8	0.3	2,231	56.2	100.3	+ 47.3
	Lodging ^{e/}	454,549	10.5	7,350.0	28.9	214,918	10.5	3,476.5	+ 47.3
	Other ^{h/}	720,570	N.A.	N.A.	45.8	340,597	N.A.	N.A.	+ 47.3
4	Total	10,203,377	N.A.	156,873.4	100.0	0	N.A.	0.0	0.0
	Retail, Service ^{f/}	1,463,279	35.0	51,214.7	14.3	0	35.0	0.0	0.0
	Low Office ^{g/}	1,535,479	38.2	58,655.3	15.0	0	38.2	0.0	0.0
	High Office ^{g/}	1,938,456	14.0	27,138.4	18.9	0	14.0	0.0	0.0
	Eating and Entertainment	181,469	56.2	10,198.5	1.8	0	56.2	0.0	0.0
	Lodging ^{e/}	618,106	10.5	9,198.0	6.1	0	10.5	0.0	0.0
	Manufacturing and Warehousing ^{i/}	46,848	10.0	468.5	0.0 ^{j/}	0	10.0 ^{j/}	0.0	0.0
	Other ^{h/}	4,419,740	N.A.	N.A.	43.3	0	N.A.	0.0	0.0
5	Total	752,736	N.A.	15,624.8	100.0	1,266,706	N.A.	26,252.7	+168.0
	Retail, Service ^{f/}	65,783	35.0	2,302.4	8.8	111,470	35.0	3,857.1	+168.0
	Low Office ^{g/}	263,447	38.2	10,063.7	34.9	442,080	38.2	16,877.4	+168.0
	High Office ^{g/}	29,272	14.0	409.8	3.8	48,135	14.0	673.9	+164.0
	Eating and Entertainment	8,598	56.2	483.2	1.2	15,200	56.2	854.2	+176.7
	Manufacturing and Warehousing ^{i/}	236,578	10.0	2,365.7	31.5	399,013	10.0	3,990.1	+168.0
	Other ^{h/}	149,058	N.A.	N.A.	19.8	250,808	N.A.	N.A.	N.A.
6	Total	194,511	N.A.	2,000.9	100.0	0	N.A.	0.0	0.0
	Lodging ^{e/}	192,911	10.5	1,911.0	99.2	0	10.5	0.0	0.0
	Eating and Entertainment	1,600	56.2	89.9	0.8	0	56.2	0.0	0.0
7	Total	74,544	N.A.	1,048.7	100.0	22,159	N.A.	312.1	+ 29.7
	Retail, Service ^{f/}	16,307	35.0	570.7	21.9	4,853	35.0	169.8	+ 29.6
	Low Office ^{g/}	9,157	38.2	349.8	12.3	2,725	38.2	104.1	+ 29.7
	High Office ^{g/}	9,158	14.0	128.2	12.3	2,726	14.0	38.2	+ 29.7
	Other ^{h/}	39,922	N.A.	N.A.	53.5	11,855	N.A.	N.A.	+ 29.7
8 & 9	Total	3,852,366	N.A.	55,694.8	100.0	0	N.A.	0.0	0.0
	Retail, Service ^{f/}	243,683	35.0	8,528.9	6.4	0	35.0	0.0	0.0
	Low Office ^{g/}	749,497	38.2	28,630.8	19.4	0	38.2	0.0	0.0
	High Office ^{g/}	1,192,204	14.0	16,690.8	30.9	0	14.0	0.0	0.0
	Eating and Entertainment	32,817	56.2	1,844.3	0.8	0	56.2	0.0	0.0
	Other ^{h/}	1,634,165	N.A.	N.A.	42.5	0	N.A.	0.0	0.0
10	Total	680,592	N.A.	10,963.0	100.0	688,063	N.A.	11,063.5	+101.1
	Retail, Service ^{f/}	164,714	35.0	5,764.9	24.2	166,511	35.0	5,827.8	+101.1
	Low Office ^{g/}	97,354	38.2	3,718.9	14.3	98,393	38.2	3,758.6	+101.1
	High Office ^{g/}	97,355	14.0	1,363.0	14.3	98,393	14.0	1,377.5	+101.1
	Eating and Entertainment	990	56.2	55.6	0.1	689	56.2	38.7	+ 69.6
	Manufacturing and Warehousing ^{i/}	6,065	10.0	60.6	0.9	6,192	10.0 ^{j/}	60.9	+100.4
	Other ^{h/}	314,114	N.A.	N.A.	46.2	317,885	N.A.	N.A.	+101.1
11	Total	514,864	N.A.	8,479.9	100.0	366,790	N.A.	6,044.6	+ 71.3
	Retail, Service ^{f/}	31,264	35.0	1,094.2	6.1	22,374	35.0	783.1	+ 71.3
	Low Office ^{g/}	70,788	38.2	2,704.1	13.7	50,250	38.2	1,919.5	+ 71.0
	High Office ^{g/}	70,788	14.0	991.0	13.7	50,250	14.0	703.5	+ 71.0
	Eating and Entertainment	65,669	56.2	3,690.6	12.8	46,949	56.2	2,638.5	+ 71.5
	Other ^{h/}	276,355	N.A.	N.A.	53.7	196,967	N.A.	N.A.	+ 71.3
12	Total	66,643	N.A.	781.4	100.0	74,491	N.A.	851.6	+108.9
	Low Office ^{g/}	14,586	38.2	577.2	21.9	16,313	38.2	623.2	+107.9
	High Office ^{g/}	14,587	14.0	204.2	21.9	16,314	14.0	228.4	+111.8
	Other ^{h/}	37,470	N.A.	N.A.	56.2	41,864	N.A.	N.A.	+111.7
13	Total	0	N.A.	0.0	0.0	0	N.A.	0.0	0.0
14	Total	1,160,225	N.A.	25,835.4	100.0	82,977	N.A.	1,845.8	+ 7.1
	Retail, Service ^{f/}	117,865	35.0	4,125.3	10.2	8,464	35.0	296.2	+ 7.1
	Low Office ^{g/}	501,619	38.2	19,161.8	43.2	35,848	38.2	1,369.4	+ 7.1
	High Office ^{g/}	20,357	14.0	284.9	1.8	1,492	14.0	20.8	+ 7.1
	Eating and Entertainment	17,962	56.2	1,009.4	1.5	1,245	56.2	70.0	+ 7.1
	Lodging ^{e/}	40,312	10.5	945.0	3.5	2,904	10.5	67.0	+ 7.1
	Manufacturing and Warehousing ^{i/}	30,900	10.0	309.0	2.7	2,240	10.0	22.4	+ 7.1
	Other ^{h/}	431,210	N.A.	N.A.	37.1	30,784	N.A.	N.A.	+ 7.1
15	Total	389,865	N.A.	1,265.8	100.0	490,918	N.A.	1,603.7	+126.7
	Retail, Service ^{f/}	15,285	35.0	534.9	4.0	19,637	35.0	687.3	+128.5
	Low Office ^{g/}	9,855	38.2	376.5	2.5	12,273	38.2	468.8	+124.5
	High Office ^{g/}	9,855	14.0	138.0	2.5	12,273	14.0	171.8	+124.5
	Eating and Entertainment	3,850	56.2	216.4	1.0	4,909	56.2	275.8	+127.4
	Other ^{h/}	351,020	N.A.	N.A.	90.0	441,826	N.A.	N.A.	+126.0
16	Total	544,303	N.A.	8,329.1	100.0	379,169	N.A.	5,794.6	+ 69.5
	Retail, Service ^{f/}	91,792	35.0	3,212.7	17.0	64,459	35.0	2,242.7	+ 69.8
	Low Office ^{g/}	86,718	38.2	3,312.6	15.9	60,288	38.2	2,303.0	+ 69.5
	High Office ^{g/}	86,719	14.0	1,214.0	15.9	60,288	14.0	844.0	+ 69.5
	Eating and Entertainment	10,494	56.2	589.8	1.9	7,204	56.2	404.9	+ 69.2
	Other ^{h/}	268,580	N.A.	N.A.	49.3	186,930	N.A.	N.A.	+ 69.5
17	Total	5,980	35.0	209.3	100.0	2,732	35.0	95.6	+ 45.6
	Retail, Service ^{f/}	5,980	35.0	209.3	100.0	2,732	35.0	95.6	+ 45.6
18	Total	0	0.0	0.0	0.0	0	0.0	0.0	0.0
Entire City	Total	20,248,341	N.A.	312,483.8	100.0	4,117,666	N.A.	63,546.4 ^{k/}	+ 20.3 ^{k/}
	Retail, Service ^{f/}	2,408,016	35.0	84,280.6	11.9 ^{k/}	490,002 ^{k/}	35.0	17,152.3 ^{k/}	+ 20.3 ^{k/}
	Low Office ^{g/}	3,539,518	38.2	135,229.6	17.5 ^{k/}	720,591 ^{k/}	38.2	27,530.2 ^{k/}	+ 20.3 ^{k/}
	High Office ^{g/}	3,468,751	14.0	48,562.5	17.1 ^{k/}	704,121 ^{k/}	14.0	9,858.9 ^{k/}	+ 20.3 ^{k/}
	Eating and Entertainment	327,236	56.2	18,390.7	1.6 ^{k/}	65,883 ^{k/}	56.2	3,703.0 ^{k/}	+ 20.1 ^{k/}
	Lodging ^{e/}	1,542,225	10.5	22,816.5	7.6 ^{k/}	312,943 ^{k/}	10.5	4,643.1 ^{k/}	+ 20.3 ^{k/}
	Manufacturing and Warehousing	320,391	10.0 ^{h/}	3,203.9	1.6 ^{k/}	65,883 ^{k/}	10.0 ^{h/}	658.9 ^{k/}	+ 20.5 ^{k/}
	Other ^{h/}	8,642,204	N.A.	N.A.	42.7 ^{k/}	1,758,243 ^{k/}	N.A.	N.A.	+ 20.3 ^{k/}

Source: See below. March, 1977.

N.A. Not Applicable.

a/ Source: 1975 Land Use Survey, Department of Planning. Retail, wholesale and service uses were combined for reasons cited in footnote f/, below.

b/ Source: Institute of Transportation Engineering (ITE). Used by the Los Angeles City Traffic Department as a standard.

c/ Assumes continuation of same percentages as existed in 1975. Source: See footnote a/, above.

d/ Source: Proposed Land Use Element map. Calculated by multiplying the proposed acreage of various uses by the maximum FAR proposed. See Table 2.

e/ Lodging in terms of trips per room per day, so data can correspond to standard of the Institute of Transportation Engineering. The following total number of rooms were used: Planning Area 1, 325 rooms; Planning Area 3, 3,700 rooms; Planning Area 4, 4,876 rooms; Planning Area 6, 182 rooms; Planning Area 14, 90 rooms. Total rooms: 2,173 rooms.

f/ The traffic generation factor for retail and service is based on the ITE figure for groups of retail outlets up to 1,000,000 square feet in size. No figures are available for ribbon commercial areas. Because of the physical similarities in Beverly Hills, service and retail were combined. The ITE has no separate traffic generator factor for service uses.

g/ "Low Office" is composed of structures of three stories or less. "High Office" is composed of structures greater than three stories.

h/ Other: Composed of parking lots or structures, auto service facilities or gas stations, etc., (which are not considered traffic generators) or automobile sales (for which no standard exists within ITE).

i/ Commonly used mean estimate by ITE. Ranges from five to 100 trips per 1,000 square feet per day, according to ITE.

j/ Less than 0.1 percent.

k/ The figures in Column 6 (percentages) are not additive, hence the figures in Columns 6, 7, 9 and 10 pertain to the City as a whole, and can not be broken down by Planning Area.

feet of commercial and industrial development.

In terms of the proposed Plan, the areas which are now overbuilt (i.e., exceed the maximum envisioned by the proposed Plan) include (Planning Areas are described on Map 1 on page 47):

1. North of Sunset Boulevard (Planning Area 1), which is overbuilt because of a single commercial use, the Beverly Hills Hotel.
2. Business Triangle (Planning Area 4), which is overbuilt primarily because of many office structures which were built under previous requirements that allowed the development of larger structures.
3. Palm-Oakhurst Area (Planning Area 6), which is overbuilt because of a single commercial use, the Beverly Terrace Hotel.
4. Wilshire Corridor (Planning Areas 8 and 9), which is overbuilt because of many office structures which were built under previous requirements that allowed the development of larger structures.

The areas of greatest possible square-footage increases under the proposed Plan include the following:

1. Industrial Area (Planning Area 5), increase of 1,266,706 square feet or an increase of 168.28 percent.
2. Robertson Boulevard (Planning Area 10), increase of 688,063 square feet or an increase of 101.10 percent.

Areas that are almost at the maximum allowed by the proposed Plan are characterized by minimal additional commercial development.

1. Olympic Boulevard near (but exclusive of) Beverly Drive (Planning Area 17).
2. Burton Way near La Peer Drive (Planning Area 7).
3. South Beverly Drive (Planning Area 14).

The methodology used to develop this data appears on Table 2.

Maximum Number of Additional Auto Trips Theoretically Generated from Increased Development Possible under Proposed Land Use Element.

In theory, additional residential or commercial/industrial development will generate additional vehicular trips. Tables 3 and 4 (see pages 50 and 52) were developed to

TABLE 4

Theoretical Existing and Maximum Anticipated Vehicular Trips Under Maximum Development Permitted by Proposed Land Use Element

1 1970 Census Tract	2 Type of Residential Development	3 Number of Units ^{a/}	4 Existing (1974) Trips Generated Per Unit ^{b/}		5 Total Trips Generated (Col. 3 x Col. 4)	6 Maximum of Units ^{c/}	7 Under Proposed Land Use Element Number of Ad- ditional Units (Col. 6 - Col. 3)		8 Total Additional Trips Generated (Col. 4 x Col. 7)
7006	Single Family: Regular	1,344 ^{d/}	11.15	14,986	2,947 ^{d/}	1,603		17,873.45	
	Single Family: Hillside	600 ^{d/}	9.82	5,892	500 ^{d/}	- 100		- 982.00 ^{f/}	
	Multifamily	33	6.00	198	0 ^{e/}	- 33		- 198.00 ^{f/}	
	Condominium	0	7.55	0	34 ^{e/}	34		256.70	
7007	Single Family: Regular	1,178	11.15	13,135	1,719	541		6,032.15	
	Multifamily	9	6.00	54	0 ^{e/}	- 9		- 5,400.00 ^{f/}	
	Condominium	0	7.55	0	34 ^{e/}	34		256.70	
7008	Single Family: Regular	683	11.15	7,615	594	- 89		- 992.35 ^{f/}	
	Multifamily	3,279	6.00	19,674	0 ^{e/}	- 3,279		- 19,674.00 ^{f/}	
	Condominium	207	7.55	1,563	3,944 ^{e/}	3,737		28,214.35	
7009.01	Single Family: Regular	781	11.15	8,708	593	- 188		- 2,096.20 ^{f/}	
	Multifamily	725	6.00	4,350	0 ^{e/}	- 725		- 4,350.00 ^{f/}	
	Condominium	0	7.55	0	2,140 ^{e/}	2,140		16,157.00	
7009.02	Single Family: Regular	497	11.15	5,542	500	3		33.45	
	Multifamily	2,788	6.00	16,728	0 ^{e/}	- 2,788		- 16,728.00 ^{f/}	
	Condominium	100	7.55	755	2,129 ^{e/}	2,029		15,318.95	
7010	Single Family: Regular	726	11.15	8,095	596	- 130		- 1,449.50 ^{f/}	
	Multifamily	2,117	6.00	12,702	0 ^{e/}	- 2,117		- 12,702.00 ^{f/}	
	Condominium	18	7.55	136	2,932 ^{e/}	2,914		22,000.00	
Entire City	Single Family: Regular	5,209	11.15	58,080	6,949 ^{d/}	1,740		19,401.00	
	Single Family: Hillside	600	9.82	5,892	500 ^{d/}	- 100		- 982.00 ^{f/}	
	Multifamily	8,951	6.00	53,706	0 ^{e/}	- 8,951		- 59,052.00 ^{f/}	
	Condominium	325	7.55	2,454	11,213 ^{e/}	10,888		82,204.40	
TOTALS		15,085		120,132	18,662			41,571.40	

Source: See Footnotes; March, 1977.

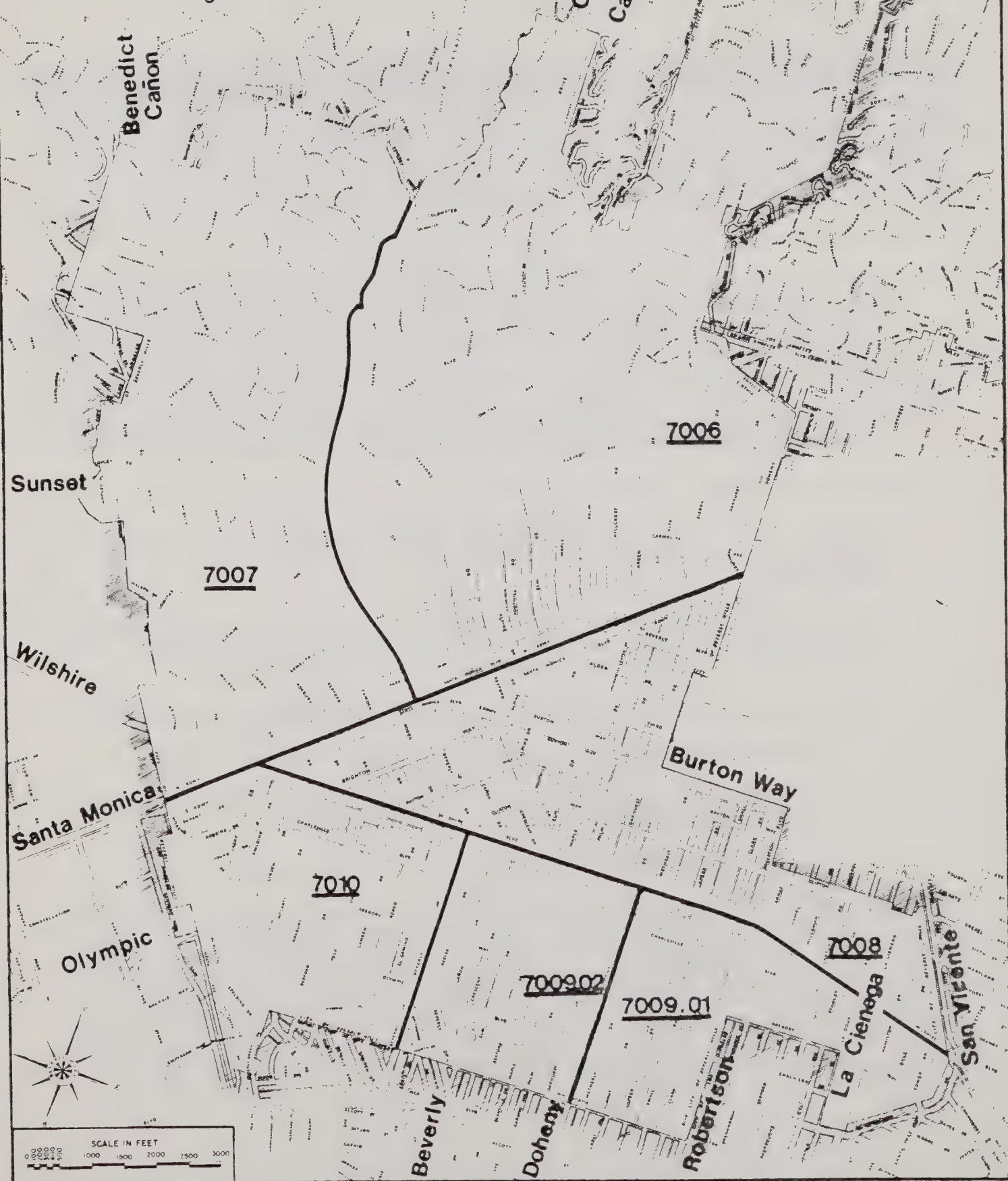
Note: Census Tracts are outlined on Map 2. Table assumes all data is as of the same date. No better data exists.

- a/ From Beverly Hills Marketability Analyses, May, 1976. Data based on the 1970 U.S. Census plus building permit records between 1970 and 1974.
- b/ Los Angeles Department of City Planning. EIR Manual for Private Projects, August, 1975. (This document is alleged to reflect local conditions.)
- c/ From proposed Land Use Map. Boundaries between Census Tracts and Planning Areas are not identical. Since boundaries of Planning Areas and Census Tracts in Beverly Hills do not coincide, the following adjustments were made to estimate figures in like terms:
1. Census Tract 7006 encompasses two-thirds of both Planning Area 1 and 2.
 2. Census Tract 7007 encompasses one-third of both Planning Area 1 and 2.
 3. Census Tract 7008 encompasses all of Planning Areas 5, 6 and 7, and one-half of Planning Areas 8, 9 and 12.
 4. Census Tract 7009.01 encompasses two-fifths of Planning Area 15, one-half of Planning Area 16, one-third of Planning Area 18, one-fourth of Planning Area 8, and one-half of Planning Area 9.
 5. Census Tract 7009.02 encompasses three-fifths of Planning Area 15, one-half of Planning Area 14, one-half of Planning Area 16, one-third of Planning Area 18, one-half of Planning Area 17, and one-third of Planning Area 4.
 6. Census Tract 7010 encompasses all of Planning Area 13, two-thirds of Planning Area 4, one-half of Planning Area 17, one-half of Planning Area 14, and one-third of Planning Area 18.
 7. Planning Areas 3, 5, 10, 11 and 16 were not applicable, i.e., no residential development exists within them.
- d/ Estimate of units.
- e/ For the "worst possible case," all multifamily units were assumed to be condominiums.
- f/ Column 8 trips generated in negative numbers are considered as zero "additional" trips in totals.

1970 CENSUS TRACTS

DATE: June, 1975

Source: Beverly Hills, Department of City Planning



indicate the theoretical increase in vehicular trips that could be expected if the City were developed to the fullest limits of the proposed Land Use Element. Traffic generation ratios used on the Table are identical to those used by the City of Los Angeles. These ratios plus the methodology used to develop the data are described on the Tables.

From Tables 3 and 4 the following can be deduced:

1. Residential Uses.

- In theory, cumulative increases in residential trips generated by the maximum possible development would be significant. As a practical matter, while some new multiple family units are likely, the rather complete redevelopment of the area north of Santa Monica Boulevard is unlikely. (See above discussion on residential holding capacity.)
- The largest trip increases would be in the multiple family residential areas, specifically in the following Planning Areas: 12, 15 and 18.

2. Nonresidential Uses.

- Overall, there will be a 20.3 percent maximum increase if all nonresidential parcels were developed to the fullest as per the tenets of the proposed Land Use Element.
- This increase would be most significant in the Industrial Area (Planning Area 5), which would have an increase of 168 percent in number of trips. (This figure assumes no residential development in the Planning Area.)
- Other areas with significant increases in nonresidential trips include:
 - Doheny-Gregory Area (Planning Area 15), 126.7 percent increase.
 - Hamel-Wilshire Area, exclusive of Wilshire Corridor (Planning Area 12), 108.9 percent increase.
 - Robertson Boulevard (Planning Area 10), 101.1 percent increase.

While the maximum increases in traffic trips would be significant, it is important to place the matter into perspective. And as a result, the impacts of full plan development become less severe. Most traffic in Beverly Hills is neither destined for nor originating within the City. Most traverses the City. The number of such through traffic vehicles was estimated at about 700,000 daily by the Beverly Hills Traffic and Parking Department, although the precise number is unknown. Assuming, however, the 700,000 is more or less accurate, it is clear that the total number of trips generated by maximum potential development is not as significant as it at first seems.

Maximum Additional Auto Emission Pollutants Theoretically Generated from Increased Development under Proposed Land Use Element.

In theory, additional commercial and/or industrial development will generate more vehicles and thus result in increased levels of air pollution from auto emissions. The theoretical increase, estimated on Table 4 in the "worst possible case," is an increase of 24 percent. The areas of greatest emission are those with the greatest possible increases in square feet.

(The data does not consider trip length. It is unknown.)

(The data described in this includes all types of auto emission, such as carbon monoxide, hydrocarbons, nitrogen oxides, particulate matter and sulfur oxides.)

As Table 5 indicates (see page 56), almost twice as much auto emissions will come from vehicles associated with nonresidential development. Almost 23.5 million tons per year will be emitted from nonresidential trip vehicles; just under 14 million tons per year will come from those associated with residential development.

The methodology for this section is described on Table 4.

TABLE 5

Estimated Existing and Anticipated Auto Emissions Generated from Land Use Within Beverly Hills

Residential Uses							Nonresidential Uses					
<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>	<u>9</u>	<u>10</u>	<u>11</u>	<u>12</u>	<u>13</u>
1967 Plan- ning Area	Existing Vehicular Trips Per Day ^{a/}	Existing Vehi- cular Trips Per Year (Col. 2 x 365)	Maximum Ad- ditional Fu- ture Vehicu- lar Trips Per Day, as Per Proposed Land Use El- ement ^{a/}	Maximum Addi- tional Future Vehicular Trips Per Year, as Per Pro- posed Land Use Element (Col. 4 x 365)	Existing Auto Emissions Per Trip Per Year (Col. 3 x .315 Tons) ^{b/}	Maximum Addi- tional Future Auto Emissions Per Trip Per Year (Col. 5 x .315 Tons) ^{b/}	Existing Vehicular Trips Per Day ^{a/}	Existing Ve- hicular Trips Per Year (Col. 8 x 365)	Maximum Additional Vehicular Trips Per Day, as Per Pro- posed Land Use Ele- ment ^{a/}	Maximum Additional Vehicular Trips Per Year, as Per Proposed Land Use El- ement (Col. 10 x 365)	Existing Auto Emissions Per Trip Per Year (Col. 9 x .315 Tons) ^{b/}	Maximum Addi- tional Auto Emissions as Per Proposed Land Use Ele- ment (Col. 11 x .315 Tons) ^{b/}
1	17,523.4	6,396,041.0	26,070.34 ^{c/}	9,515,674.1 ^{c/}	2,014,752.91	2,997,437.3415 ^{c/}	3,412.5	1,245,562.5	0.0	0.0	392,352.1875	0.0000
2	16,730.4	6,106,596.0	30,540.92	11,147,435.8	1,923,577.74	3,511,442.2770	0.0	0.0	0.0	0.0	0.0000	0.0000
3	0.0	0.0	0.00	0.0	0.00	0.0000	21,964.0	8,016,860.0	10,388.3	3,791,729.5	2,525,310.9000	1,194,394.7925
4	10,402.1	3,796,730.0	9,676.18	3,531,805.7	1,195,969.95	1,112,518.7955	156,873.4	57,258,791.0	0.0	0.0	18,036,519.1650	0.0000
5	0.0	0.0	0.00	0.0	0.00	0.0000	15,624.8	5,703,052.0	26,252.7	9,582,235.5	1,796,461.3800	3,018,404.1825
6	16,013.6	5,844,964.0	11,691.53	4,267,408.5	1,841,163.66	1,344,233.6775	2,000.9	730,328.5	0.0	0.0	230,053.4775	0.0000
7	7,413.4	2,705,891.0	10,823.68	3,950,643.2	852,355.66	1,244,452.6080	1,048.7	382,775.5	312.1	113,916.5	120,574.2825	35,883.6975
8, 9	57.0	20,805.0	93.60	34,164.0	6,553.57	10,761.6600	55,694.8	20,328,602.0	0.0	0.0	6,403,509.6300	0.0000
10	0.0	0.0	0.00	0.0	0.00	0.0000	10,963.0	4,001,495.0	11,063.5	4,038,177.5	1,260,470.9250	1,272,025.9125
11	0.0	0.0	0.00	0.0	0.00	0.0000	8,479.9	3,095,163.5	6,044.6	2,206,279.0	974,976.5025	694,977.8850
12	11,940.6	4,358,319.0	47,616.60	17,380,059.0	1,372,870.48	5,474,718.5850	781.4	285,211.0	851.6	310,834.0	89,841.4650	97,912.7100
13	11,572.6	4,223,999.0	11,146.75	4,068,563.8	1,330,559.68	1,281,597.5970	0.0	0.0	0.0	0.0	0.0000	0.0000
14	15.0	5,475.0	870.00	317,550.0	1,724.62	100,028.2500	25,835.4	9,429,921.0	1,845.8	673,717.0	2,970,425.1150	212,220.8550
15	17,727.1	6,470,391.5	55,098.59	20,110,985.4	2,038,173.32	6,334,960.4010	1,265.8	462,017.0	1,603.7	585,350.5	145,535.3550	184,385.4075
16	0.0	0.0	0.00	0.0	0.00	0.0000	8,329.1	3,040,121.5	5,794.6	2,115,029.0	957,638.2725	666,234.1350
17	1,923.9	702,223.5	3,923.03	1,431,906.0	221,200.40	451,050.3900	209.3	76,394.5	95.6	34,894.0	24,064.2675	10,991.6100
18	8,812.9	3,216,708.5	11,587.02	4,229,262.3	1,013,263.17	1,332,217.6245	0.0	0.0	0.0	0.0	0.0000	0.0000
Entire City	120,132.0	43,848,180.0	219,138.24	79,985,457.9	13,812,176.70	25,195,419.2385	312,483.0	114,056,295.0	63,544.2 ^{d/}	23,452,162.5	35,927,732.9200	7,387,431.1875

Source: See footnotes, March, 1977.

Note: Planning Areas defined on Map 1.

a/ Source: Tables 3 and 4.

b/ Source: Los Angeles County Air Pollution Control District factor.

c/ Estimate. See Table 4.

ATTACHMENT B

Additional Data Regarding the Beverly Hills Region

Wilshire Boulevard in Beverly Hills is approximately two and one-half miles long and consists of a maximum of approximately thirty-seven blocks. (There are more blocks on the south side of Wilshire than on the north.) Except for the four blocks in the Commercial-Retail Overlay Zone, all of the property fronting Wilshire Boulevard is zoned for commercial at a floor area ratio of 2.0 to 1.

In Los Angeles, however, from the easterly city limits of Beverly Hills to Hoover Avenue, a distance of 3.5 miles or approximately 43 blocks, the zoning permits commercial development at a floor area ratio of 13.0 to 1 or six and one-half times that permitted in Beverly Hills.

In Los Angeles from the westerly limits of Beverly Hills to Veteran Avenue to the west, a distance of approximately two miles, except for that property on Wilshire is zoned for either commercial development (seven blocks) at a floor area ratio of 6.0 to 1, or very high density residential multiple family structures (80 units + per acre) at a floor area ratio of 10.0 to 1 (20 blocks).

Beverly Hills has but one center of concentrated commercial activity, Los Angeles has two. The Business Triangle in Beverly Hills has approximately 85 acres including the frontage fronting on Wilshire Boulevard. This is all zoned at a floor area ratio of 2.0 to 1.

Los Angeles, on the other hand has 290 acres in the Century City Center which is zoned to permit floor area ratios from 6.0 to 10.0 to 1. In Westwood Village, there are approximately 59 acres zoned to permit 4.0 to 1 floor area ratios if ground floors are used for retail. Otherwise, all floor area ratios are 3.0 to 1.

8. PERSONS/AGENCIES CONTACTED (Partial List).

Beverly Hills Department of Building and Safety.
Beverly Hills Department of Public Services.
Beverly Hills Water Department.
Los Angeles County Air Pollution Control District.
Beverly Hills Department of Traffic and Parking.
Southern California Gas Company.
Southern California Edison Company.

9. MINUTES, ENVIRONMENTAL REVIEW BOARD.

See following pages.

MINUTES

ENVIRONMENTAL REVIEW BOARD

City of Beverly Hills

Regular Meeting of February 4, 1977

The regular meeting of the Environmental Review Board was held in the City Council Chambers at 9:00 a.m. on February 4, 1977, Chairman DeChellis presiding.

1. ROLL CALL.

Members Present: Kaplan, Mitchell, Petraitis, Bordner, DeChellis.
Members Absent: None.
Staff Present: Allen.

2. CONSIDERATION OF THE MINUTES.

Moved by Bordner, seconded by Kaplan, that the Minutes of the January 28, 1977, meeting be approved as read.

AYES: Kaplan, Mitchell, Petraitis, Bordner, DeChellis.
NOES: None.
CARRIED.

3. UNFINISHED BUSINESS.

None.

4. ENVIRONMENTAL MATTERS.

Report of Secretary: Categorical Exemptions. (Information only.)

5. PUBLIC HEARINGS.

A. Land Use Element Draft Environmental Impact Report.

The Chairman opened a public hearing to consider a draft Environmental Impact Report entitled: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED LAND USE ELEMENT OF THE STATE-MANDATED GENERAL PLAN.

Notice of this hearing was published and proof of publication is on file with the Secretary of the Environmental Review Board and in the office of the Director of Planning.

Persons having comments concerning the completeness and legal sufficiency of the Environmental Impact Report had been requested to submit such comments in writing to the Secretary of the Environmental Review Board prior to the date of the hearing. No written comments had been received.

The Secretary's report recommending the adoption of the EIR as final was read.

The Chairman called for comments from the audience.

Frank Eberhard of the Los Angeles City Planning Department presented material relating to the Land Use Element EIR to the Secretary of the ERB as directed by the Los Angeles City Council. The comments regarding the Land Use Element EIR were read into the record by Mr. Eberhard and are attached hereto.

The Chairman then called for comments from members of the Board.

Kaplan stated that in addition to the comments he had submitted previously, he would like to submit further comments in writing. He stated he would also like to have time to consider the City of Los Angeles comments.

There were no further comments and Chairman DeChellis declared the hearing closed.

It was moved by Petraitis, seconded by Kaplan, that the comments on the draft Land Use Element be taken under study by the members of the ERB at their next meeting.

AYES: Kaplan, Mitchell, Petraitis, Bordner, DeChellis.
NOES: None.
CARRIED.

B. Circulation-Transportation Element Draft Environmental Impact Report.

The Chairman opened a public hearing to consider a draft Environmental Impact Report entitled: DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED CIRCULATION ELEMENT OF THE STATE-MANDATED GENERAL PLAN.

Notice of this hearing was published and proof of publication is on file with the Secretary of the Environmental Review Board and in the office of the Director of Planning.

Persons having comments concerning the completeness and legal sufficiency of the Environmental Impact Report had been requested to submit such comments in writing to the Secretary of the Environmental Review Board prior to the date of the hearing. No written comments had been received.

The Secretary's report recommending the adoption of the EIR as final was read.

The Chairman called for comments from the audience.

Hugh Gilman, Traffic Department, City of Los Angeles, under the direction of the City Council of Los Angeles, read into the record comments on the Circulation Element. Mr. Gilman's comments are attached hereto.

There were no additional comments from the members of the Board, and the Chairman declared the hearing closed.

It was moved by Kaplan, seconded by Petraitis, that this matter be taken under study and that it be carried over to the next meeting.

AYES: Kaplan, Mitchell, Petraitis, Bordner, DeChellis.
NOES: None.
CARRIED.

6. APPEALS.

None.

7. MATTERS PRESENTED BY MEMBERS OF THE BOARD.

The Secretary of the ERB informed the Board that the State Guidelines were to be reproduced and forwarded to the Board as soon as possible.

Also, the newly revised CEQA and State Guidelines would make it necessary for this City to amend its current environmental regulations, specifically in the areas of notifications of Negative Declarations and additions to the list of Categorical Exemptions.

It was moved by Petraitis, seconded by Kaplan, that the Secretary prepare an analysis of the proposed changes for the Board's review at a later date.

AYES: Kaplan, Mitchell, Petraitis, Bordner, DeChellis.
NOES: None.
CARRIED.

8. ORAL COMMUNICATIONS FROM THE AUDIENCE.

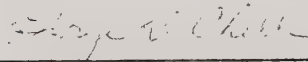
None.

Environmental Review Board Minutes
February 4, 1977

9. ADJOURNMENT.

Moved by Kaplan, seconded by Petraitis, that the meeting adjourn.

PASSED AND APPROVED THIS
11th day of February, 1977.



George DeChellis
Chairman

MINUTES

ENVIRONMENTAL REVIEW BOARD

City of Beverly Hills

Regular Meeting of April 1, 1977

The regular meeting of the Environmental Review Board was held in the City Council Chambers at 9:00 a.m. on April 1, 1977, Chairman DeChellis presiding.

1. ROLL CALL.

Members Present: Kaplan, Mitchell, Petraitis, Bordner, DeChellis.
Members Absent: None.
Staff Present: Allen, Romaniello, Kline.

2. CONSIDERATION OF THE MINUTES.

Following a discussion of the Minutes of the March 25, 1977, meeting, DeChellis ordered approval of same to be held over to the next regular meeting to allow time for making corrections.

3. UNFINISHED BUSINESS.

A. Resolution adopting Land Use Element EIR as complete and final.

It was moved by Mitchell, seconded by Kaplan, that the Board adopt the Resolution entitled, RESOLUTION OF THE ENVIRONMENTAL REVIEW BOARD OF THE CITY OF BEVERLY HILLS CERTIFYING THAT THE ENVIRONMENTAL IMPACT REPORT FOR THE REVISED LAND USE ELEMENT OF THE GENERAL PLAN COMPLIES WITH THE CEQA AND THE STATE GUIDELINES AND DECLARING THE ENVIRONMENTAL IMPACT REPORT AS FINAL.

AYES: Kaplan, Mitchell, Petraitis, Bordner, DeChellis.
NOES: None.
CARRIED.

B. Resolution adopting Circulation Element EIR as complete and final.

It was moved by Mitchell, seconded by Kaplan, that the Board adopt the Resolution entitled, RESOLUTION OF THE ENVIRONMENTAL REVIEW BOARD OF THE CITY OF BEVERLY HILLS CERTIFYING THAT THE ENVIRONMENTAL IMPACT REPORT OF THE REVISED CIRCULATION ELEMENT OF THE GENERAL PLAN COMPLIES WITH THE CEQA AND THE STATE GUIDELINES AND DECLARING THE ENVIRONMENTAL IMPACT REPORT AS FINAL.

AYES: Kaplan, Mitchell, Petraitis, Bordner, DeChellis.
NOES: None.
CARRIED.

4. ENVIRONMENTAL MATTERS.

Report of Secretary: Categorical Exemptions. (Information only.)

5. PUBLIC HEARINGS.

None.

6. APPEALS.

None.

7. MATTERS PRESENTED BY MEMBERS OF THE BOARD.

None.

8. ORAL COMMUNICATIONS FROM THE AUDIENCE.

None.

Environmental Review Board Minutes
April 1, 1977

9. ADJOURNMENT.

It was moved by Kaplan that the meeting adjourn.

PASSED AND APPROVED THIS
8th day of April, 1977.

George DeChellis

George DeChellis
Chairman



ACKNOWLEDGEMENT

City Council

Richard A. Stone, Mayor
Joseph N. Tilem, Vice Mayor
George Slaff
Charles Aronberg, M.D.
Donna Ellman

City Manager

George E. Morgan

Planning Commission

Thomas R. Vreeland, Jr., Chairman
Edward I. Brown, Vice Chairman
Donald De Witt
Winston Miller
Benjamin Stansbury

Department of Planning

Irwin Moss Kaplan, Director of Planning
Peter Melczer, Principal Planner
Nicholas T. Romaniello, Principal Planner
Robert A. Sherwin, Assistant Planner

